



Our King

2051 Official Plan Review
Shaping Our Future

Discussion Paper 2: Living in King



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Land Acknowledgement

On behalf of King Township citizens, staff and visitors, we acknowledge that the Township of King sits within the Treaty Lands and Territory of the Mississaugas of the Credit First Nation and the Williams Treaty First Nation, as well as the traditional territory of the Huron-Wendat and Haudenosaunee peoples.

We ask everyone to reflect on the Indigenous nations that have lived on this land since time immemorial and how, as individuals, we can take steps towards reconciliation. Together, we will continue to partner with Indigenous peoples and communities to celebrate the heritage, diverse cultures, and outstanding achievements of Indigenous people, and work towards healing a difficult past to create a more respectful future for several generations to come.

Discussion Guide

The Township is excited for your participation in King’s 2051 Official Plan Review. The Official Plan Review is an important process that is all about shaping the future of King Township. The Official Plan affects every resident, business and landowner in King, and establishes a comprehensive long-term vision for the future of the Township as a whole.

As King continues to grow and change, it is important that the Official Plan reflects the needs and desires of the community. Through this review the Official Plan will be updated to align with recent changes in Provincial legislation, to incorporate any relevant policies from the York Region Official Plan, to develop a policy framework to guide future growth in King, and to ensure that the vision as set out in the Official Plan continues to meet the Township’s evolving needs.

We are currently in **Phase 2 – Growth Review and Directions** and we want to hear your thoughts, ideas, and concerns about various thematic areas and emerging policy directions for the 2051 Our King Official Plan. This Discussion Paper “Living in King” is one of four (4) Discussion Papers that have been prepared for this Phase to help present key topics, things to think about, and emerging policy directions so that we can continue to grow King as a desirable, sustainable, and attractive place to live, work, and visit.

The Discussion Papers that make up this Phase of the Official Plan Review are:

- Introduction and Context for the 2051 Official Plan Review
- **Living in King;**
- Working in King; and
- Moving and Connecting in King.

These four (4) Discussion Papers will be the subject of community engagement in January and February 2025.





1. Introduction

The Living in King Discussion Paper explores policy themes and considerations for residential growth in King to 2051, and looks to answer the following questions:

- Where will King's future population growth happen and what will it look like?
- How can we create more complete communities?
- How can we provide opportunities for housing and increased diversity in housing typologies?
- What changes are necessary to ensure that new development is compatible with the existing meets the needs of the community?

This Discussion Paper will also interpret and synthesize the findings of the Growth Management Strategy to determine how King's forecasted growth can be addressed through Official Plan policy.

This Discussion Paper is made up of the following sections:

- **The Vision for King.** This section sets out the vision for life in King Township and describes the overarching theme for King Township as being a "Community of Communities".



- **Growth Management Policies.** This section outlines the population and employment growth projections, and the Township response through policy, planning to a horizon of 2051.
- **Housing for All.** This section outlines the need for a greater supply and range of housing formats and tenures as King grows, as well as considering affordable housing policy.
- **The Three Villages.** This section sets out the policy visions for revitalized community design in the three Villages: King City, Nobleton, and Schomberg.
- **The Hamlets.** This section provides the policies and visions for the Township's seven Hamlets (Ansnorveldt, Graham Sideroad, Kettleby, Laskay, Lloydtown, Pottageville, and Snowball), considering their rural landscapes and appropriate policies for future development.
- **"Compatibility" in Development.** This section sets the goals for ensuring all new development and redevelopment fits with its surrounding existing land uses, using scale, character, and density considerations.
- **Additional Residential Units.** This section outlines the permissions for additional residential units (ARUs) across King Township and their use in intensification.



2. The Vision for King

Section 2 of the Official Plan sets out the overall vision for the Township; “Our Community of Communities,” a collection of distinct communities unified for a single vision for King Township:

“King is comprised of distinctive Villages and a vibrant Countryside including historic Hamlets. However, King’s distinctive communities are unified by a single vision for King Township: one that treasures the environment, a vibrant quality of life, and an immense respect for agricultural and cultural heritage, amongst the idyllic Countryside.”

This vision clearly captures life in King Township. The three Villages, King City, Nobleton, and Schomberg, account for approximately 17,500 of the Township’s approximately 28,400 residents in 2021. The Township is a desirable place to live, work, and visit, and offers a full suite of amenities and attractive main street destinations for residents and tourists alike.

Community structure and design is a top priority for King. The Township’s 2023-2026 Corporate Strategic Plan (“CSP”) signals its alignment to the current Our King Official Plan and includes a “Complete Communities” priority area that identifies the completion of the Official Plan Review by the end of 2025, and within one year of its completion, initiating a corresponding zoning by-law update. Overall goals and priorities for the CSP include improving linear (transportation and environmental) and non-linear (facilities and parks) assets for continued community use and advancing King as the ideal place to live, work and play.

As a desirable and attractive place to live and work, it should come as no surprise that there is pressure to grow in King. This is being realized throughout the Township, with housing prices higher on average than almost all of the Greater Toronto Area (“GTA”). This makes it harder for a broader range of people to live in King; people who are potential workers for companies, students for schools, and customers for stores. It also represents change to the current urban form in the Villages, with new development proposals that are taller and denser than the traditional development pattern. Care needs to be taken to ensure this planned change occurs in a manner that is compatible with the existing community and contributes positively to the overall environment and day-to-day lifestyle of the community. This will support long-range capital planning and provide more certainty to all about future growth in King.

The subsequent sections of this report will provide things to think about and preliminary policy directions, particularly for the three Villages, to encourage the forecast growth to be accommodated in a responsible, efficient and compatible manner.



Things to Think About

1. The vision statement is reiterated in several sections of the Official Plan and ties back to the theme of the Township being a “Community of Communities”. While this continues to be the case, with each Village and Hamlet having their own distinct character, changes may need to be considered for the vision statement to recognize future employment growth and urbanization in the Township.
2. As the Official Plan Review considers a planning horizon of 2051, the vision will need to be revisited through community engagement to ensure that the updated vision statement reflective of the goals, ideas, and desires of the community.





3. Growth Management Policies

Growth management is a fundamental element of any Official Plan. The land use and social policies of the Official Plan are informed through an understanding of the projected population and employment growth within the planning horizon of the Official Plan, as these projections direct the amount of land required to accommodate the growth, how much commercial, office and employment space is needed, and the amount and size of other amenities that will be required. A thorough understanding of the anticipated growth is crucial to establish a logical urban structure that ensures an efficient, complete and liveable community.

At present, Our King is based on a planning horizon of 2031. The Official Plan Review will extend this horizon to 2051. The Township is forecast to reach a population of 51,000 people by 2051, which represents steady 2% increase in population every year through to 2051. This number comes from the York Region Official Plan, and was approved by the Province as part of that document's approval in 2022. The Official Plan Review will assess the current Official Plan policies and identify which components of the growth management policies need to be updated to be consistent with and conform to Provincial policy and changes in the legislative framework.

3.1 Growth Management Strategy and Employment Lands Strategy

The Township has retained Watson & Associates Economists Ltd. to prepare an Employment Land Strategy (ELS) and Growth Management Strategy (GMS) to inform the Official Plan Review. These studies provide:

- An assessment of existing policies and macroeconomic conditions at the broader regional level and locally;
- A residential vacant land supply analysis;
- A review of existing Employment Areas and employment conditions, in alignment with the Employment Area vacant land supply analysis;
- An assessment of the Township's long-term growth potential for population, housing and employment to 2051;
- A 5-year population, housing and employment forecast for each Village;
- An Employment Area land needs analysis to 2051; and
- A Community Area land needs analysis to 2051.

The findings of the ELS will be discussed in detail in Discussion Paper 3 "Working in King".

These strategies are being prepared in two Phases, with the first Phase providing a summary of the Township's forecast and land needs. A draft Phase 1 Report summarizing preliminary findings was released in September 2024. Phase 2 is currently undertaking a land needs analysis and exploring location options for settlement area boundary expansions and the



redesignation of land in the Nobleton Village Reserve. The preliminary findings from Phase 2 have been incorporated into this Discussion Paper to provide an understanding of the land needs associated with the population forecast for King.

Phase 1 of the GMS identifies that to reach a population of 51,000 people by 2051, approximately 8,390 total new units will be required, with the majority of these new units are forecast to be provided in King City (5,210) and Nobleton (2,190). The GMS also utilizes an intensification rate of 52% for King's forecast growth. This rate is consistent with the rate set out in the York Region Official Plan (YROP) which identifies an intensification target of 52%, or 4,700 units for King between 2016 and 2051. This target has been evaluated through the GMS and is considered appropriate, particularly after accounting for the growth that materialized between 2016 and 2023 and the housing supply potential identified within the Built Up Areas (BUAs) for each Village.

Phase 1 of the GMS also expects a shift in the housing forms being built. The Study anticipates 34% of the above-noted units to be in low density forms (detached and semi-detached), 22% in medium density forms (townhouses) and 44% in high density forms (apartments).

Based on the intensification target and the number of anticipated new units, a deficit of land has been determined for Nobleton. In order to accommodate the anticipated growth, a small expansion of 8 gross hectares would be required for the forecast residential growth. After initial consultation through Phase 1 of the GMS, three options are being considered within the Nobleton Village Reserve for lands to be redesignated to accommodate this forecast growth.

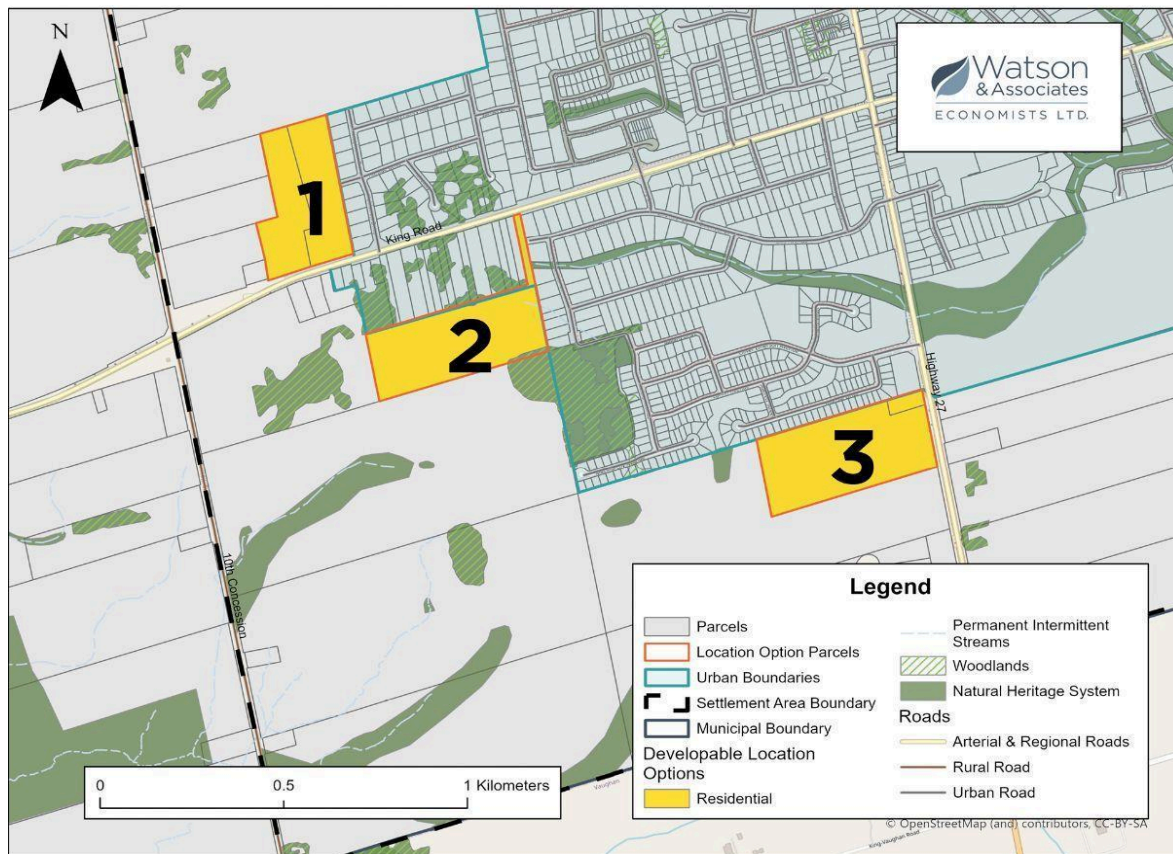


Figure 1: Proposed location options for future residential growth in the Nobleton Village Reserve.

1. The first option is along the north side of King Road, at the western limit of Nobleton. The site has approximately 11 hectares of developable lands, with minimal environmental or compatibility constraints.
2. The second option is south of King Road, in the west half of Nobleton and south of a series of deep residential lots. There is approximately 10 hectares of land. This option is located adjacent to a proposed site for employment uses, which will be discussed further in the Working in King Discussion Paper.
3. The third option is located on the west side of Highway 27, south of the existing commercial plaza on Oliver Emerson Avenue. There are approximately 10 hectares of land available. This site is also in proximity to a location option for employment uses, which will be discussed further in the Working in King Discussion Paper.

Feedback on these options is welcomed through the 2051 Official Plan Review. The full assessment and analysis will be developed as the GMS progresses, with the Official Plan Review providing the appropriate policies to enable this future growth.



Things to Think About

1. Section 2.3 “Managing Growth” of the Official Plan requires a comprehensive update to address the planning horizon of 2051. The GMS has allocated the forecast population growth to each Village, with King City and Nobleton anticipated to accommodate the majority of the growth. Consideration will need to be given as to how this growth can be realized within each Village.
2. The GMS utilizes an intensification rate of 52%, which is consistent with the intensification rate identified in the YROP for King. This intensification rate has been tested through the GMS and has been determined to be appropriate for the Township—resulting in an approximately 50% intensification rate for the remainder of the planning horizon to 2051. If this target is not achieved or altered, more greenfield land would be required to accommodate the forecast growth. This would mean that a larger quantity of land would need to be redesignated, instead of the 8 ha forecast for Nobleton currently. The 2051 Official Plan Review shall both inform and incorporate the results of the parallel GMS work to ensure that appropriate, locally defined targets and policies are developed.
3. Depending on the final recommendations out of the GMS, policy direction will need to be given on how new Designated Growth Areas (formerly greenfield lands) are to be phased and developed to provide for a complete community.

3.2 Intensification, Strategic Growth Areas, and Major Transit Station Areas

The 2024 PPS places a strong emphasis on intensification. It encourages municipalities to promote opportunities for intensification and redevelopment to make efficient use of land and infrastructure, and supports the creation of a range and mix of housing options to meet the needs of current and future residents. The policy identifies “strategic growth areas” as key locations for intensification, aiming to create compact, vibrant, and complete communities. The 2024 PPS also emphasizes the importance of “transit-supportive development” in areas with existing or planned transit infrastructure to maximize the use of public transit and reduce reliance on cars. The policies promote accessibility and connectivity to ensure that these transit stations are well-connected and accessible, supporting active transportation and options like walking and cycling.

In King, strategic growth areas include the Village Cores, Major Transit Station Area, Mixed Use Areas and other areas of opportunity, in the Villages. Under the current Official Plan lands within the Village Core, Mixed Use Area and Transit Station Area designations are primarily centered around key intersections, being King Road and Keele Street in King City, and King Road and Highway 27 in Nobleton. Schomberg is the one exception, with its Village Core located along Main Street rather than along a main thoroughfare. Reconsidering the location of the Village Cores, or considering expanding the extent of the Village Cores may assist the Township in



creating a vibrant, compact and complete community, while also providing new opportunities for intensification.

The 2024 PPS removed the concept of a “built boundary” from Provincial policy. This expands opportunities for intensification by providing municipalities more flexibility to identify opportunities across a broader range of areas, not just within the predefined limits set by the Province in 2006. This will allow for the redevelopment of underutilized or vacant lands beyond the previous built boundaries, which will assist municipalities in achieving intensification targets based on local conditions.

These changes aim to support more sustainable and efficient growth patterns by leveraging a wider array of development opportunities. This is an important consideration for King since the majority of lands within the Neighbourhood designation in each Village are outside of the previous built boundary. This limited the opportunity for new units in these areas to count towards the Township’s intensification target. Currently, lands within the Neighbourhood designation permit a maximum density of 7 units/hectare (with an opportunity to increase the density to 12 units/hectare provided certain criteria are met). The Official Plan Review provides an opportunity to revisit this density target for the Neighbourhood designation to see if a higher density is appropriate, to permit a gentle increase in density beyond the current built form.

In addition to intensification targets, York Region undertook the exercise of providing minimum population targets for its lower-tier municipalities in the 2022 YROP. The YROP set out a population forecast for King of 51,000 residents by 2051. While the YROP is now the Township’s to administer, as it applies within King Township, it does not mean the Township can plan to a lesser population target. Policies 2.1.1 and 2.1.2 of the 2024 PPS identify that:

“2.1.1 As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.

2.1.2 Notwithstanding policy 2.1.1, municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.”

As there is no Ministry of Finance projection for King Township, the YROP projections continue are being utilized by the Township for the purpose of this Official Plan Review as the projections were approved by the Province through their approval of the YROP.

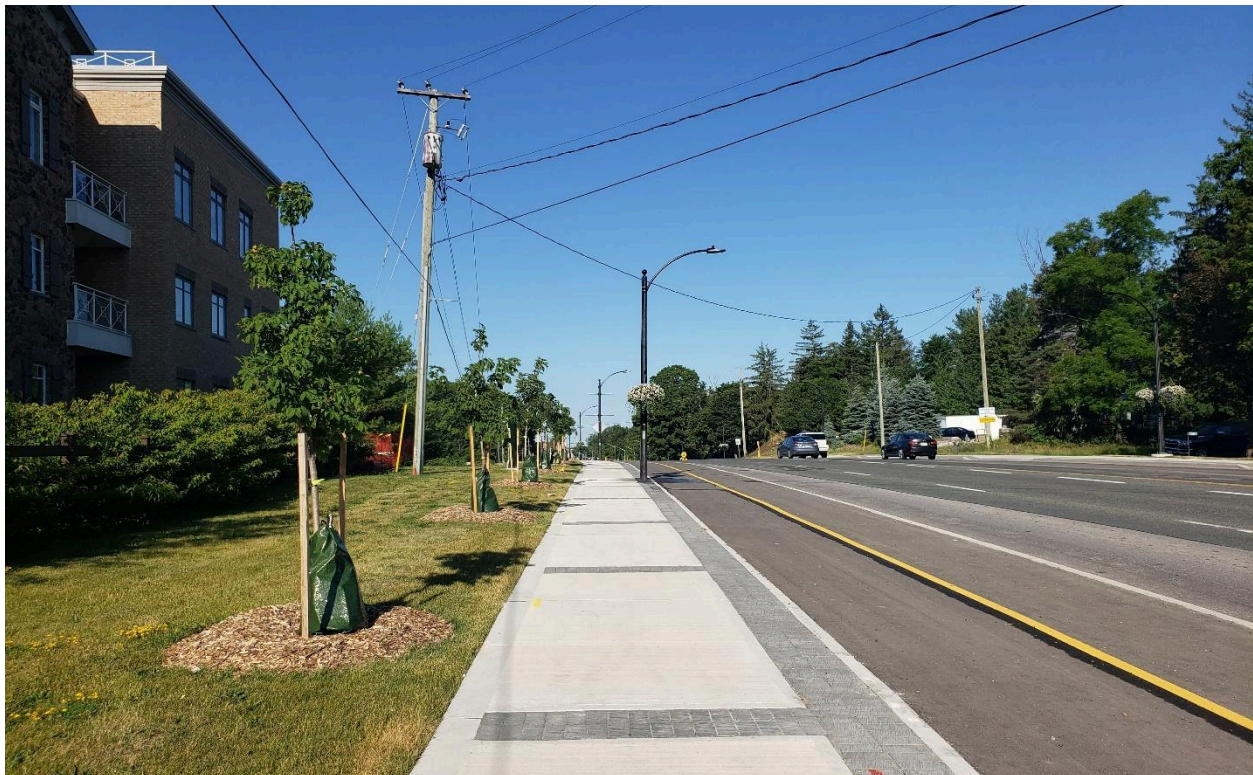
The YROP also provides targets for affordable housing, purpose-built rental units, intensification, and density targets for designated greenfield areas and major transit station areas (“MTSA”). These targets will need to be assessed through the Official Plan Review to determine if they are appropriate for the local context of King and for consistency with the 2024 PPS. The targets from the YROP for King are:

- That a minimum of 25% of new housing units outside of a MTSA shall be affordable.



- That a minimum of 35% of new housing units in a MTSA shall be affordable.
- That a minimum of 250 new purpose-built rental units shall be built every 10 years, for total of 750 such units built in King by 2051.
- To meet or exceed an intensification target of 52% (4,700 of the 8,390 new dwelling units planned for King).
- That a minimum density of 30 residents and jobs per hectare be established for Designated Growth Areas (currently designated greenfield areas), of which there are lands designated in each of King City, Nobleton, and Schomberg.

The 2024 PPS introduces new policies and changes that affect growth, housing, and infrastructure planning. Reviewing the targets from the YROP to evaluate whether they align with these updated policies and reflect King’s local context is crucial for consistency and compliance. The 2024 PPS also emphasizes different priorities, such as increased housing supply, intensification, and transit-oriented development. Reviewing and adjusting these targets will help King address these new priorities while supporting the Township’s needs.





Things to Think About

1. Additional planning for and the identification of SGAs, which can include King's Village Cores, Major Transit Station Area and other areas of opportunity in the Villages, should be considered through the Official Plan Review to support the development of complete communities. Ensuring SGAs are supported by adequate infrastructure and public services, such as roads, parking, water, wastewater, parks, and community facilities helps to create complete communities that meet the needs of residents and businesses.
2. Complementing the above, establishing minimum density targets or a permitted density range for each land use designation may assist the Township in achieving the intensification rate of 52%. Currently, Our King does not apply density targets or ranges outside of the Transit Station Area designation and Neighbourhood designation. The use of density targets or ranges can help provide greater certainty which supports infrastructure and transportation planning and assists in supporting community design objectives by being able to forecast how many residential units and commercial floor space may occur on a lot.
3. The density target for the Transit Station Area will likely need to be reviewed as a lower density target of 80 residents and jobs per hectare was set out in the YROP. The 2024 PPS requires King to evaluate a density target of 150 residents and jobs combined per hectare. The 2024 PPS provides a framework for establishing, or re-establishing a lower density target, through obtaining permission from the Minister of Municipal Affairs and Housing. The Township and the Region had undertaken detailed work to develop the target of 80 residents and jobs per hectare, so this review will consider if permission should be sought to re-establish the lower rate, or if the new rate in the 2024 PPS is appropriate.
4. Reconsidering the maximum gross density of 7 units per hectare in the Neighbourhood designation (increased to 12 units per hectare provided certain criteria are met) may be appropriate if such increases can be gentle, compatible with the existing context, and achieved without altering the overall character of the neighbourhood. This, in turn, will require less overall land for development by increasing the number and types of units permitted within a new development.
5. There may also be a desire to extend permissions for low-medium density forms of housing (i.e., semis and townhomes) to additional lands, and to revisit the density target for lands within the Transit Station Area that are contemplated for redevelopment, to support how the Township can meet the intensification target of 52%.
6. The Mixed Use and Commercial designations both provide opportunities for accommodating additional density. The GMS will provide direction in this regard, and the Official Plan Review will look to implement these recommendations through new and enhanced policies.
7. In accordance with Provincial policy, the Township is still required to support general intensification and redevelopment to support achieving complete communities (2024 PPS Policy 2.3.1.3).



3.3 Designated Growth Areas (former Greenfield Lands)

The 2024 PPS addresses development on undeveloped lands through policies for Designated Growth Areas. Previously, the Provincial planning framework called these greenfield lands. Development in Designated Growth Areas may look different than development in established neighbourhoods, by providing a more diverse range of housing types and a more compact form.

The 2024 PPS encourages minimizing land consumption and servicing costs to ensure that greenfield development is sustainable and cost-effective, and highlights the importance of coordinating land use planning, growth management, and infrastructure planning to achieve sustainable development patterns. Further, the 2024 PPS requires development in these areas to protect natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources.

As noted previously, the GMS has identified a shortfall of land to accommodate residential and community uses for the Village of Nobleton. Should land in the Nobleton Village Reserve be redesignated to accommodate residential growth, these lands may constitute a new Designated Growth Area for King.

Things to Think About

1. There is no longer a Provincial requirement imposed on the Township to plan for a minimum greenfield development density. Section 4.2.7 of the YROP identifies a target of 30 persons and jobs per hectare for designated greenfield growth (now designated growth areas in the 2024 PPS). The GMS has utilized a density of 35 persons and job per hectare for greenfield growth as this was determined to be in alignment with recently approved developments in King. If a lower density target was utilized then additional lands may need to be redesignated to accommodate the forecast growth in Nobleton.
2. The GMS identified that based on the population forecasts to 2051 for King City and Schomberg additional lands for residential uses would not be required.

3.4 Settlement Area Boundary Expansions

Section 2.3.5 of Our King provides policy related to settlement area expansions. The 2024 PPS provides a new framework for settlement area boundary expansions outside of the Greenbelt Plan area. As noted in Discussion Paper 1, the 2020 PPS and 2019 Growth Plan continue to apply for lands within the Greenbelt Plan area. In terms of King's settlement areas, all of the Villages and Hamlets are within the Greenbelt Plan Area, with several being more specifically



located within the Oak Ridges Moraine. Approximately 97% of the Township is located within the

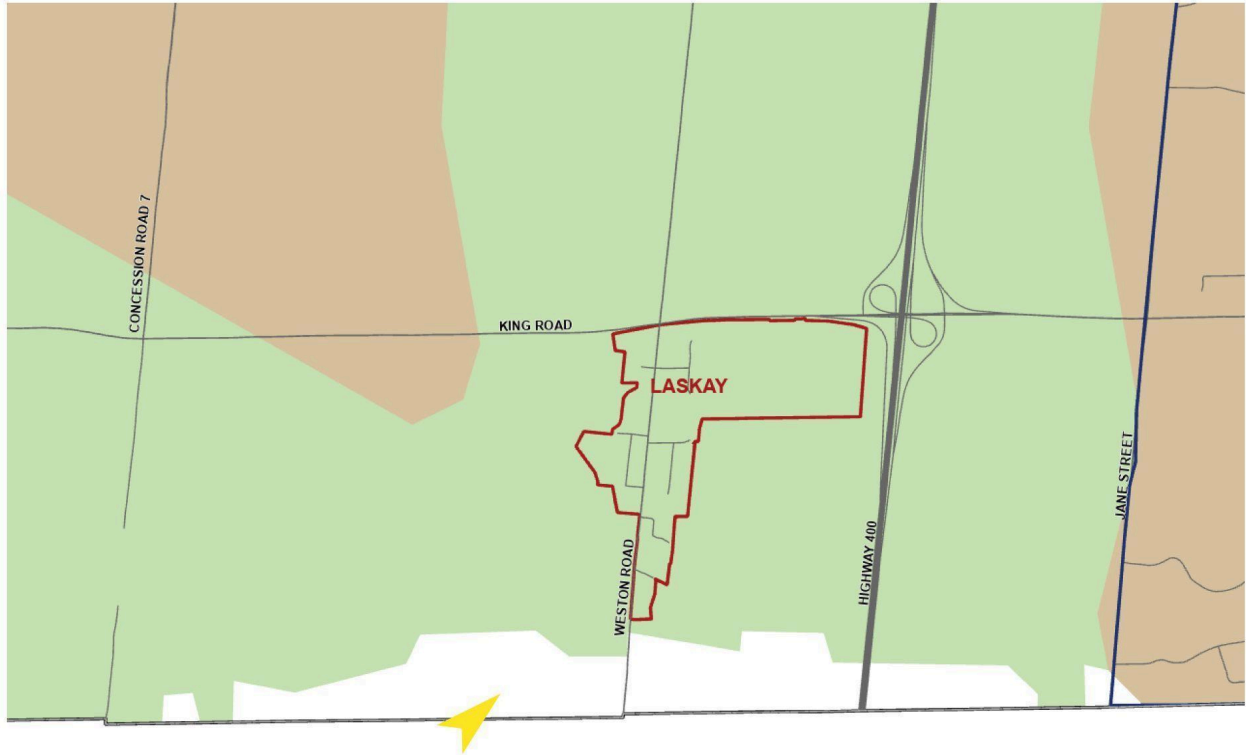


Figure 2: A strip of land along King's southern border, adjacent to lands already designated for employment uses in Vaughan, are not subject to any Provincial plan. The term used for this strip is "the Whitebelt."

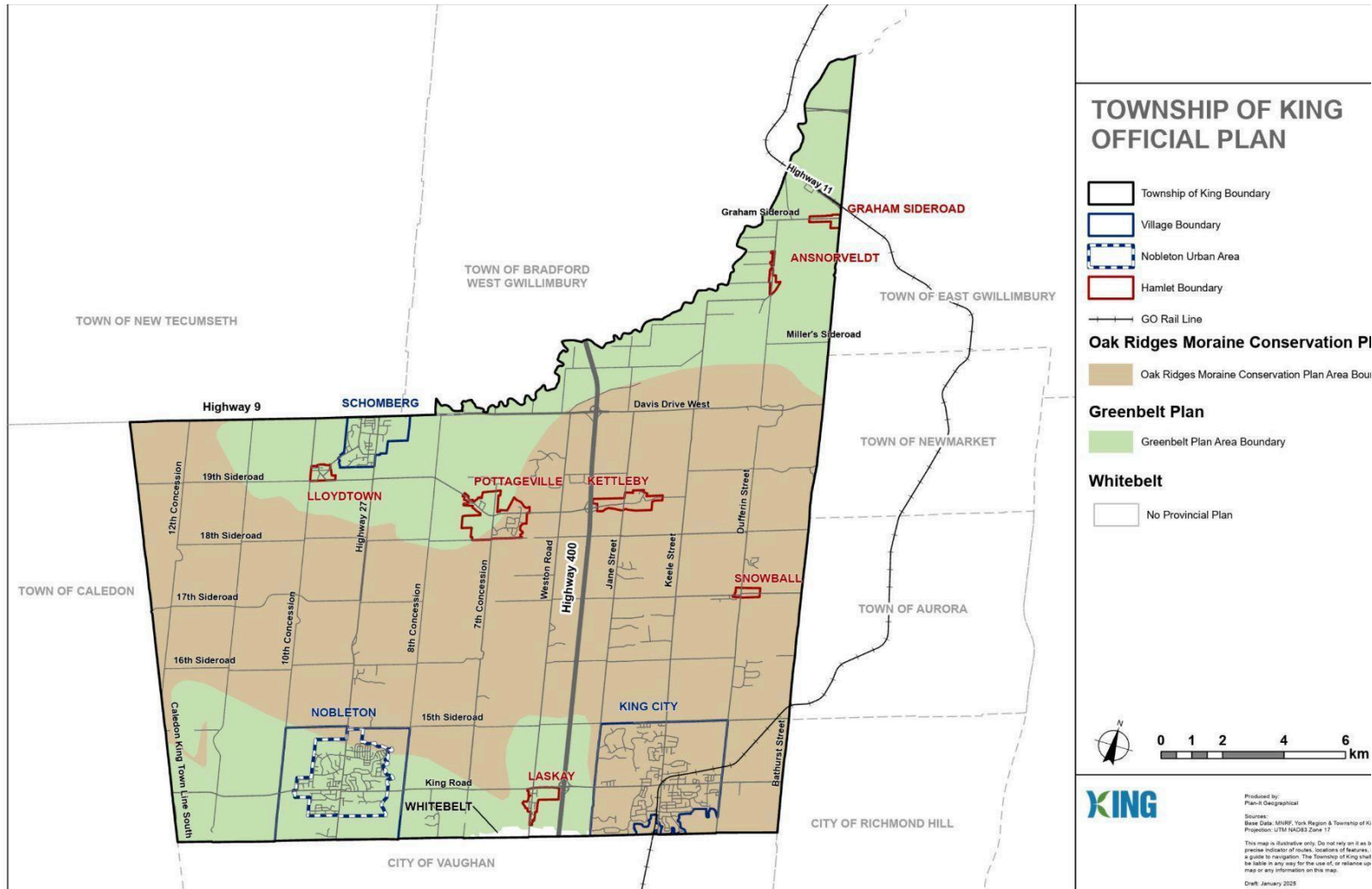


Figure 3: The applicability of Provincial land use plans across King.



Section 2.2.8 of the 2019 Growth Plan and Section 1.1.3.8 of the previous 2020 PPS provided the policy framework for settlement area boundary expansions and that expansions could only occur through a municipal comprehensive review (unless alternate tests were met that resulted in no net increase in land within a settlement area). These policies continue to apply on lands within the Greenbelt Plan area, which generally surrounds the three Villages. As York Region is no longer an upper-tier municipality with planning authorities, the municipal comprehensive review would refer to the current Official Plan Review as it is a comprehensive review of the Official Plan that has been initiated by King under Section 26 of the Planning Act.

When contemplating a settlement area boundary expansion under these Plans, it must be demonstrated that there are insufficient opportunities to accommodate forecasted growth through intensification and within (designated growth) greenfield areas, that the proposed expansion will not make available lands needed beyond the horizon of the Growth Plan, and that the timing of the expansion and phasing of development will not affect the intensification and density targets of the plan.

Within the Greenbelt Area there are also additional limitations placed on settlement area boundary expansions. The expansion can only be to a Town/ Village, and is required to be modest in size, representing no more than a 5% increase in the geographic size of the settlement area as delineated on July 1, 2017, to a maximum size of 10 ha. It is under this framework that the settlement area expansion options proposed for King City and Schomberg in the “Working in King” Discussion Paper have been prepared. Any expansion must also be serviced by existing water and wastewater systems, must support the achievement of complete communities or the local agricultural economy, and cannot expand into the Natural Heritage System or Specialty Crop Area. Expansions into prime agricultural areas are also discouraged and should be avoided where possible.

Further, within the Greenbelt Plan area, settlement area boundary expansions are restricted for residential development. Where a settlement area boundary expansion is proposed in the Greenbelt, no more than 50% of the expansion can be utilized for residential purposes. For example, if the expansion proposed 10 ha of land, no more than 5 ha could be residential. At this time there is no settlement area boundary expansion for residential purposes proposed through the GMS and Official Plan Review.

In addition to the policies of the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan (ORMCP) also provides policies for settlement area boundary expansions. The ORMCP permits settlement area expansions through a municipal comprehensive review, in accordance with Policy 2.2.8 of the Growth Plan. The expansion is not permitted into Natural Core Areas or Natural Linkage Areas. There are no settlement area boundary expansions into the ORMCP proposed through the GMS, ELS or Official Plan Review.

As detailed above, the Township’s Whitebelt lands are located south of the Hamlet of Laskay abutting the municipal border with Vaughan. The Employment Land Strategy (ELS) contemplates redesignating these lands under the YROP and Our King to be considered Community Area, and utilized for Employment uses. While the Whitebelt lands are proposed as



a new Community Area and not as a settlement area boundary expansion, if they were to be contemplated as a settlement area boundary expansion Policy 2.3.2.1 of the 2024 PPS would apply:

“In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:

- a. the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;*
- b. if there is sufficient capacity in existing or planned infrastructure and public service facilities (notwithstanding this policy, planning authorities may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available, per Policy 2.3.2.2 of the 2024 PPS);*
- c. whether the applicable lands comprise specialty crop areas;*
- d. the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
- e. whether the new or expanded settlement area complies with the minimum distance separation formulae;*
- f. whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and*
- g. the new or expanded settlement area provides for the phased progression of urban development.”*

As of December 2024, each of these Provincial plans and policies have different applicability across the Township. Our King needs to conform with Provincial plans and be consistent with the two Provincial Policy Statements as applicable depending on the geographic location. This will result in highly nuanced policies dependent on geographic location, which will be an important consideration as the Official Plan Review progresses.

Things to Think About

1. The recommendations of the GMS propose the redesignation of land within the Nobleton Village Reserve to accommodate new community lands for Nobleton. Appropriate policy guidance (which could include additional policy beyond the base policies of Our King) is required to ensure the orderly development of these lands, if they are added.
2. The recommendations of the ELS find that expansions to the settlement areas of King City and Schomberg may be required to accommodate commercial and employment uses, respectively. These expansions will be discussed further in Discussion Paper 3: Working in King.



3. As part of replacing Section 2.3 of Our King, the settlement area expansion policies require review to be consistent with the 2019 Growth Plan, and the 2020 and 2024 PPS, as is applicable.





4. Housing for All

Meeting the housing needs of King includes the objective of ensuring that a greater range of housing formats and tenures is provided to meet different housing needs. Meeting King's housing needs means more than ensuring that the number of new units is in line with the pace of growth. Housing typologies, tenure and location also needs to be in line with demographics, affordability needs, employment opportunities and other needs of the community.

To ensure that diversified housing typologies, tenures and locations are provided, consideration needs to be given to the definition of affordable housing, encouraging different forms of housing in new developments for different ages and stages of life, providing opportunities for rental housing, and policies to regulate short-term accommodations.

4.1 Housing Affordability

The 2024 PPS places a strong emphasis on affordable housing. The 2024 PPS aims to increase the supply of housing, including affordable housing, through intensification and redevelopment. It promotes a range and mix of housing options, including affordable housing, to meet the needs of current and future residents. It encourages municipalities to establish and implement targets for affordable housing. The 2024 PPS also emphasizes the importance of aligning infrastructure planning with housing development to support affordable housing initiatives.

Addressing affordable housing in the Official Plan Review is necessary to be consistent with 2024 PPS .

The 2024 PPS, defines affordable as:

- In the case of ownership housing, the least expensive of:
 1. housing for which the purchase price results in annual accommodation costs that do not exceed 30 percent of gross annual household income for low and moderate-income households; or
 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality.
- In the case of rental housing, the least expensive of:
 1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate-income households; or



2. a unit for which the rent is at or below the average market rent of a unit in the municipality.

The provision of affordable housing is a significant challenge for King, recognizing that much of the existing stock consists of principally single detached residences, and the high price of land. The GMS identifying that 52% of new units will be constructed through intensification, and that a higher percentage of new units will be in the form of townhouses and apartment units. This may present an opportunity for newer units to be at a more attainable price point due to their size and form.

Addressing the 2024 PPS affordable housing policies in the Official Plan review will involve:

- Reviewing the targets in the YROP to determine if they are appropriate for King or if alternate rates should be considered.
- Develop new policies to encourage housing that meets a variety of household incomes.
- Encouraging the redevelopment of underutilized sites and buildings, and identifying new areas of opportunity to encourage the provision of new housing stock.
- Review permitted uses to permit a broader range of housing types and densities.

Addressing affordable housing through the Official Plan Review is crucial for creating more inclusive, sustainable and complete communities throughout King.

Things to Think About

1. Policies around housing affordability require updating to address new Provincial definitions and to implement York Region's Actions to Increase Affordable and Community Housing Supply Under the Next 10-Year Housing and Homelessness Plan (2024).
2. The YROP identifies affordable housing targets for King. Through the Official Plan Review these targets will need to be reviewed to determine if they are appropriate for King.
3. Encouraging a broader range of housing typologies and tenures can also assist at making housing more attainable for current and future residents. Permitted uses will be reviewed to ensure that there is flexibility in what housing typologies are permitted in different designations.



4.2 Age-Friendly and Accessible Communities

It is increasingly important to plan communities to be more accessible to all. By designing neighbourhoods and sites with greater connectivity and variation in built form we can shift towards development patterns that support the health and wellbeing of King's residents. Further, as King grapples with an aging population, it becomes increasingly important to plan neighbourhoods and sites to be age-friendly and accessible.

Planning for age-friendly and accessible communities means planning for all ages and stages of life. Our King currently defines housing options, special needs housing and inclusive housing. These definitions include traditional housing types, such as single and semi-detached dwellings, townhomes and apartments, but also includes long-term care homes, co-ownership and co-operative housing, community land trusts, land leased communities, housing related to employment, adaptable and accessible housing, housing for persons with disabilities and housing for older persons.

To ensure King is planning for age-friendly and accessible communities, these definitions and permissions for these housing types will need to be revisited through the Official Plan Review, to ensure that a broader range of housing types is provided to meet the needs of all of King's residents.



Things to Think About

1. Increased choice in housing forms provides greater ability for residents to age in place and stay in their community longer. Providing a broader range of housing typologies throughout King's Villages is imperative to meet the long-term needs of King's residents.
2. In alignment with the PPS, there may be an opportunity to strengthen the policies of Our King to encourage transit-supportive housing, and active transportation options to make King more accessible and inter-connected.
3. The targets of the YROP, including affordable housing and rental housing, should be considered to see if they support planning for age-friendly and accessible communities.

4.3 Rental Housing

Our King protects existing rental housing and encourages the development of new purpose-built rental housing. Rental housing can be both market-based or affordable, with both providing new opportunities of a different tenure for the Township. The provision of rental housing aids in increasing housing options for different ages, household sizes and abilities. York Region set out a purpose-built minimum rental target of 250 rental targets per 10 year period for King, or 750 units by 2051.

Purpose-built rental units are intended to be rented out for the long-term. This can include new units built as part of a residential complex, or units added to an existing building, such as an additional residential unit, provided they are planned to be used for rental purposes for the long term. While the Township cannot designate lands specifically for their tenure, the Official Plan Review can look to strengthen policies to encourage purpose-built rental housing, and to encourage a broader range of land use permissions to support diversifying built-forms.

Things to Think About

1. The YROP includes a number of policies around increasing housing options and targets for purpose-built rental housing. These policies and targets may provide an opportunity for King to strengthen its Official Plan policies to promote and encourage purpose-built rental housing.
2. Recent changes to the Planning Act and the introduction of the 2024 PPS broadened opportunities for additional residential units. The Official Plan will need to be updated to align with these changes. The additional permissions for additional residential units may encourage new purpose-built residential units, albeit on a smaller scale.

4.4 Short-Term Accommodations

Short-term accommodations are temporary rental homes, or units that are rented out for short periods of time that are not bed and breakfasts. This can supplement a homeowner's income by



renting out an additional residential unit, or a room in their house short-term, however it generally results in a dwelling being removed from being able to provide long-term housing. Many municipalities have moved to introduce policies to guide approved locations for short-term accommodations and have introduced policies and by-laws to limit their size and operations, with licensing being used to monitor the use and to ensure compliance with the relevant by-laws and policies. The Official Plan Review will provide an opportunity to introduce new policies for short-term accommodation, to ensure that these units are appropriately regulated and not taking away from the Township's housing needs.

Things to Think About

1. Our King calls for a study on short-term accommodations in the Township and for the findings to be implemented through a future amendment to the Plan, Zoning By-law Amendment, licensing by-law or other implementation mechanism. This Official Plan Review provides an opportunity to consider new policies for short-term accommodations, and to determine an appropriate implementation tool.



5. The Three Villages



Section 5 “Our Thriving Villages” of Our King sets out a vision and policies for the three distinct Villages of King City, Nobleton, and Schomberg to be complete, healthy, and sustainable communities. These communities are celebrated for their small-town character, high-quality of life, and civic pride. The Vision for the Villages recognizes that a balanced portion of growth will occur through intensification, resulting in the more efficient use of land and infrastructure, to support the creation of revitalized and more vibrant Village Cores. New residential development in greenfield areas is also contemplated in the vision, while recognizing that it will look different than what currently exists in the Villages, including a more diverse range of housing types and a more compact built form.

To realize this vision, Section 5.2 “Village Policies” of Our King sets out the following goals for new development in the Villages:

- Ensure that infill development is compatible with the building and development patterns of the Village;
- Provide for greenfield development that does not replicate the character of older portions of the Villages, but is focused on providing a compatible built form;
- Promote the retention of mature vegetation and environmental restoration; and
- Conserve cultural and built heritage resources.

Section 5.2 also provides a number of other general policies for the Village that encourage intensification, diverse forms of housing, the efficient use of land, mixed use development, the protection of employment lands over the long- term, opportunities for a diversified economic base, redevelopment in the Village Cores, while also recognizing the applicability of the Oak Ridges Moraine Conservation Plan, Greenbelt Plan and Lake Simcoe Protection Plan within the Villages.

While each Village is distinct and has unique characteristics, the land use designations of Section 5 of Our King have been designed to be applicable within each Village. Lands within the Villages are subject to the following land use designations, as shown on Schedules ‘D1’ through ‘D3’ of the Plan:



Village Core: The focal point of commercial and mixed-use activity within each Village. Provides for a wide range of complementary uses in a compact form to contribute to a vibrant “main street” feel. Intensification that is compatible with the small-scale character is encouraged.

Established Neighbourhood: Residential neighbourhoods that have already been developed, including lands previously developed for estate residential uses. Key intent is to protect the individual character of each of these neighbourhoods. Limited opportunities for new development.

Neighbourhood: Includes greenfield land that have not yet been developed at the time of this Plan (2019). The intent of the designation is to facilitate the development of new neighbourhoods, including supportive public institutional uses as may be proposed within the neighbourhoods.

Medium Density Residential: Applies to sites and areas outside the Village Cores that accommodate townhouses, apartments, and similar medium density residential uses.

Mixed Use: Includes lands near the Village Cores that have the opportunity to evolve, intensify or redevelop to accommodate a mix of uses, while providing a transition in built form and land use from the Village Cores to the Established Neighbourhoods.

Commercial: Recognizes lands used principally for commercial services which serve the shopping needs of each Village and may serve the travelling public.

Employment: Applies to Employment Lands in the Township that are intended to accommodate the greatest share of job growth. Non-employment uses are strictly prohibited. The Employment designation will be discussed further the Working in King Discussion Paper.

Transit Station Area: Applies to lands around the King City GO Station and is intended to accommodate significant intensification which capitalizes on the proximity to the King City GO Station, which being compatible with the nearby low-rise residential areas.

Institutional: Recognizes planned or existing institutional uses such as schools, places of worship and cemeteries.

Parks and Open Space: Forms lands that are part of King’s open space network including community facilities. Smaller parks and trail uses are permitted in other designations, in accordance with the policies of the land use designation and Section 3.5 of the Plan.

Utility: Recognizes significant sites used for infrastructure, including transformer stations, rail lines and other utility uses.

Village Natural Heritage System: Comprises the natural heritage and hydrologic features and their functions within the Villages and are subject to Section 4 of the Plan.

Nobleton Village Reserve: Constitutes lands outside of the Nobleton Urban Area Boundary and are not planned to accommodate urban uses or significant growth within the 2031 Planning



horizon. Intended to continue to be used for agricultural and rural uses until such time that a review is completed regarding the need for urban land uses within the Nobleton Reserve Area.

Each of the above-noted land use designations is comprised of an overarching statement, followed by objectives, permitted uses and policies that apply to the specific designation. Through the Official Plan Review the structure of the Section and of each designation is not anticipated to change, however the objectives, uses and policies may be modified to better ensure that the goals and vision for the Villages is being met. Further, the designations themselves may be revisited to ensure that they're capturing the needs of the community, and to respond to changes in the Provincial and Regional planning framework.

Changes to the policy framework for the Villages will continue to be guided by policy 5.2.1.4 of Our King which states that:

“Any decisions made with respect to the future of King City, Nobleton, and Schomberg will contribute to:

- a. Creating safe, resilient, and energy efficient Villages;*
- b. Improving the health and well-being of residents; and*
- c. Providing a wider range of choices for living, shopping, learning, recreating, socializing, and cultural activities, for all ages, abilities, and incomes.”*

Things to Think About

1. Planning does not necessarily need to be driven by existing infrastructure capacity constraints. To support renewal, revitalization and enhancement of in the Village centres, the policies should be reviewed, to identify any opportunities to make greater use of existing buildings or support redevelopment in these strategic growth areas, while addressing prioritizing capacity to support these areas.
2. The ELS identifies over half of the Township’s new jobs forecast to 2051 to be in “population related” sectors—meaning the job exists primarily due to demand from new residents. The various designations with mixed-use permissions (e.g., Village Core, Mixed Use, Transit Station Area) will benefit from review to ensure that permissions for “mixed use buildings” are appropriately applied and to reserve space for jobs and local amenity that make for attractive spaces. As an example, the Village Core designation encourages mixed use development, but does not mandate it (Section 5.4.3.5).
3. The land use designations may be modified to better capture the intended built form within the different designations. For example, similar to the Medium Density Residential designation, other designations tied to density and built form may be explored (i.e., Low Density Residential, Low-Medium Density Residential) rather than to a specific built form (i.e., Established Neighbourhood).
4. The policies of each designation will be revisited to determine if it is appropriate to incorporate density targets or ranges. The emerging policy directions in Section 9 of this Discussion Paper list some of these areas.



5. The policies of each designation will also need to be reviewed in the context of the 2024 PPS to ensure that policies for rental housing, affordable housing and diversified housing stock are up to date and appropriate in King's context.
6. The policies of the Village Natural Heritage System will be reviewed comprehensively with the policies of Section 4 of the Official Plan through Phase 3 of the Official Plan Review to ensure that policies for buffers, vegetation zones, pinch-points and features are provided equitably across all designations.
7. With the changes in the 2024 PPS to encourage employment uses that can be located adjacent to sensitive land uses without adverse effects to be located outside of employment areas, the designations will be reviewed to determine where these uses can be best accommodated to ensure land use compatibility while providing opportunities for a diversified economic base. This will be discussed further in the Working in King Discussion Paper.
8. In accordance with the 2024 PPS, the Transit Station Area designation will be reviewed to determine if it is appropriate to permit major office and major institutional uses. Further the designations will be reviewed comprehensively to determine if new or revised designations are required to accommodate uses that were previously contemplated within employment areas elsewhere in the Villages (i.e., recreational, commercial, institutional, and office uses).
9. The Commercial designation policies will be reviewed to determine if it is appropriate to permit residential uses, in accordance with the 2024 PPS policies to encourage underutilized commercial lands to be redeveloped for residential purposes.



6. The Hamlets

Section 6 of the Official Plan provides the vision and policies for the Township’s seven Hamlets of Ansnorveldt, Graham Sideroad, Kettleby, Laskay, Lloydtown, Pottageville, and Snowball. The Hamlets are forecast to accommodate limited infill that reflects their rural identities, in the form of small-scale residential, commercial and employment uses, and community facilities. The Hamlets are celebrated for their rich history and connection to the rural landscape.

To ensure that the distinctive character of these communities is maintained, the Our King policies in Section 6.2.2 set forth that any new development must recognize the existing built form context and character of the heritage buildings and landscape. The policies reference respecting the height, massing, and scale of nearby buildings, the existing setbacks, landscape, configuration of lots, and prohibit major development to limit the intensity of new development.

6.1 Major Development

Major development, defined as the creation of four or more lots, construction of a building or buildings having 500.0 or more square metres in ground floor area of impervious surface area or establishing a major recreational use, is prohibited, except for public service facilities (Section 6.2.2.6). While the 2010 YROP included a similar provision, it was not carried forward into the 2022 YROP. There are site-specific policies applying in Pottageville and Snowball that do permit major development (Sections 6.2.10.1 and 6.2.10.2). The prohibition of major development restricts the size of new buildings and structures, including new dwellings, in addition to limiting the number of new lots that can be created in Hamlets. Through the Official Plan Review the prohibition on major development will need to be reassessed, to determine if it continues to be appropriate.

Things to Think About

1. Consideration should be given to the continued applicability and suitability of the Township’s prohibition on major development in Hamlets. Permitting major development may provide for broadened economic development opportunities and may allow for new residential growth within the established Hamlet boundaries, while recognizing that new residential development may be limited as it requires private water and wastewater servicing.

6.2 Laskay’s Hamlet Boundary

Through the approval of Our King by York Region in 2020, the land use designation and extent of the Laskay Hamlet Boundary for the lands described as Lot 4, Concession 5 (municipally known as 25 Laskay Mills Drive), were deferred for further consideration. Through this Official



Plan Review a decision will need to be rendered regarding the boundary and designation of these lands. It is important to note that as Laskay is within the Greenbelt Plan area, once a Hamlet is delineated it cannot be expanded. As such, it will be important to consider if these lands should be within the Hamlet in the long term, as there will be no mechanism to add them in the future if they are not included in the Hamlet through this process.

Things to Think About

1. The Hamlet boundaries of Laskay should be reviewed and confirmed through this study.
2. As discussed in Discussion Paper 3 on Working in King, the deferred lands should be considered for rural employment uses to provide an opportunity for job creation and to aid in diversifying the Township's tax base.



7. “Compatibility” in Development

Compatibility is an overarching theme in Sections 5 and 6 of Our King. Compatibility is the idea and goal of ensuring all new development and redevelopment fits with the scale, character, and density of existing development. The term is found throughout the Official Plan and in most land use designations, tailored to the different scales of development between the individual Villages and Hamlets, with references to ensuring the compatibility of the use with adjacent uses, be it through intensification, new neighbourhoods, mixed use, employment, transit station area, energy facilities, and rural and agricultural uses.

As detailed above, compatibility is referred to in numerous places throughout Section 5 of the Official Plan including:

- Village Core policies for existing adjacent low density residential uses (Policy 5.4.3.8)
- Lot creation policies in the Established Neighbourhood designation (Section 5.5.4)
- General community design policies in the Neighbourhood designation (Section 5.6.3)
- A mix of policies in the Mixed Use designation (Section 5.8.3)
- A similar mix of policies in the Transit Station Area designation (Section 5.11.3)
- Village Core policies for existing adjacent low density residential uses (Policy 5.4.3.8)
- Lot creation policies in the Established Neighbourhood designation (Section 5.5.4)
- General community design policies in the Neighbourhood designation (Section 5.6.3)
- A mix of policies in the Mixed Use designation (Section 5.8.3)
- A similar mix of policies in the Transit Station Area designation (Section 5.11.3)

The concept of compatible development is critical to appropriately accommodating and encouraging redevelopment and intensification. The Township is placing a stronger emphasis on accommodating residential growth through intensification and therefore it will be important that an appropriate policy framework is in place which ensures that new development provides a positive contribution to the community, without deterring this form of development.




Higher density development is not appropriate everywhere in the Township. The current planning framework plans for the greatest height and density in the vicinity of the King City GO Station, Village Cores, and Mixed-Use areas, while promoting compatibility and stability in the surrounding low density established neighbourhoods. Established residential neighborhoods can support a variety of housing forms, but should not be destabilized by housing forms that are not compatible or have an adverse impact on adjacent built form and the comfort and use of private yards, open spaces, and streets.

This can be addressed through a variety of policy mechanisms. In Our King, compatibility is currently addressed through policies for height maximums, floor space index, stepbacks, setback and articulation, landscaping requirements, site design and orientation guidance, and amenity space requirements. Another mechanism that can be used to determine compatibility in new development is density. Our King currently uses density targets and ranges only in the


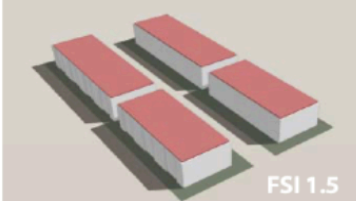

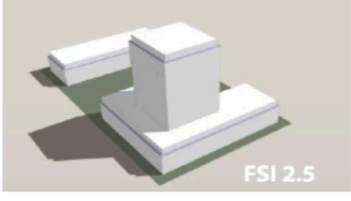


Transit Station Area and Neighbourhood designations. The Official Plan Review may provide an opportunity to introduce density permissions to a wider range of designations to promote consistency in built form between developments.

7.1 Forms of Intensification

<p>Low Density Low densities are typically associated with suburban community housing forms such as single-detached houses on small sized lots. Low densities are characterized by a Floor Space Index of 0.75.</p> <ul style="list-style-type: none"> • One or two storeys • Suburban and Rural communities 	
<p>Medium Density Medium densities are often characterized by townhomes, with a typical FSI of 1.1. Medium density townhome developments are entirely residential, although there are other kinds of medium density with mixed-use focuses, such as live-work and low-rise mixed-use medium densities.</p> <ul style="list-style-type: none"> • Two to four storeys • Light intensification 	
<p>Live-Work Medium Density Medium densities are not only defined by townhomes, but also by live-work residential developments with a typical FSI of 1.3. These densities are generally found in downtown business areas.</p> <ul style="list-style-type: none"> • Downtown or “Main Street” area • Three to four storeys 	



<p>Low-rise or Mixed-Use Medium Density Medium densities may also feature low-rise mixed-use buildings, generally residential apartments with commercial spaces on the ground level. These have a typical FSI of 1.5.</p> <ul style="list-style-type: none"> • Four storeys • Core area intensification 	 
<p>High Density High density developments can range in height from mid- to high-rise, typically characterized by a tower form. High density buildings have a typical FSI of 2.5 or above.</p> <ul style="list-style-type: none"> • Six to eight storeys • Often eight to twelve storeys • Variety of available forms 	 

Things to Think About

1. Considering the joint goals of protecting established neighbourhoods and encouraging appropriate intensification, it will be important to continue to include a policy framework that discourages incompatible forms of development in these locations, while providing opportunities for them to evolve and be enhanced over time.
2. The lot creation policies, and permitted land uses within the established neighbourhoods will need to be reviewed through this process to ensure that they are appropriate, while recognizing the original intent of limiting redevelopment on these lands to ensure that the character of the neighbourhoods is maintained.

7.2 Intensification in Strategic Growth Areas

Strategic Growth Areas must be considered when developing FSI, height and density permissions to ensure that a broad range of uses are allowed. Strategic Growth Areas are intended to target main roads and key intersections, and they must aim to generate employment uses through development choices.



Another tool that can be used in determining compatibility is an area of influence in the vicinity of the new development. New development should be compatible with the existing development within its area of influence. In Section 5.5.4 of the Official Plan, a definition specific to this section is provided for “neighbourhood” for the purpose of interpreting the policies of the section. This definition of neighbourhood helps to set what should be considered the vicinity when reviewing development applications subject to these policies.

The scale of new development determines the appropriate scale of the area of influence.

Overall, it would continue to be expected that density and building massing is concentrated in the Village Cores and Transit Station Area, working outward and downward from there through the Established Neighbourhoods to the edges of the Villages. Currently, the Village Core, Transit Station Area and Mixed-Use designations directly abut the Neighbourhood and Established Neighbourhood designations. This may not promote compatible development, as the policies may permit a six-storey mixed-use building immediately adjacent to a bungalow. There may be merit in revisiting the land use designations through the Official Plan Review to introduce new designations, or revised policies within existing designations, to support a more gradual change in built-form, to promote compatible development and support the character of King’s existing neighbourhoods.

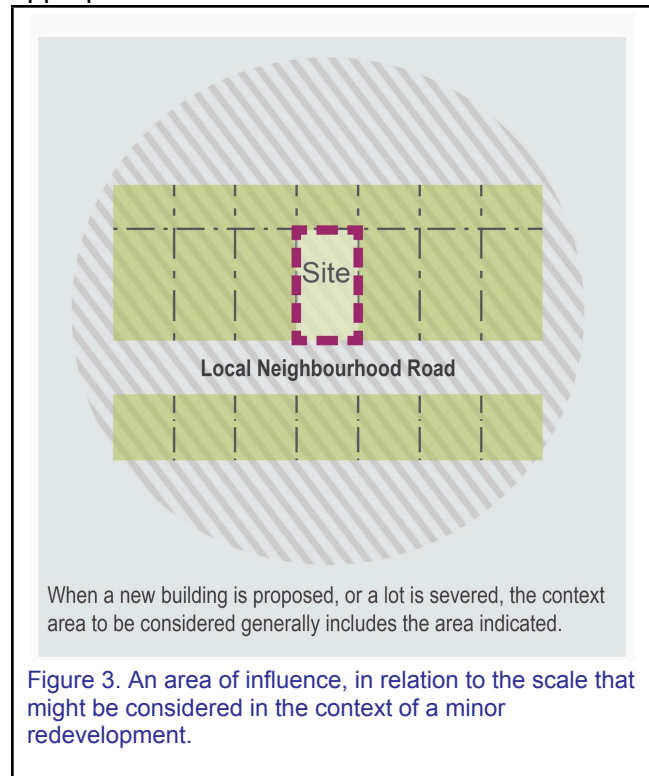


Figure 3. An area of influence, in relation to the scale that might be considered in the context of a minor redevelopment.

Things to Think About

1. It may be beneficial to define compatibility under the Definitions section of the Official Plan to ensure a consistent understanding of the applicability of the test, or to consider additional definitions within each designation, similar to the current Section 5.5.4, for the purpose of determining what is considered compatible within that context.
2. The three-storey height maximum in the Village Core designation and criteria to permit buildings up to six-storeys should be reviewed to ensure that new development is of an appropriate scale and character. In reviewing opportunities and policies for intensification in strategic growth areas, consideration should be given to ensuring a gradual transition in density to decrease building heights and densities as development approaches established neighborhoods. This creates a smoother visual and functional transition.



Higher density developments should be located in strategic locations that are naturally buffered.



8. Additional Residential Units

Changes in Provincial policy and legislation over the past few years has gradually increased permissions for additional residential units (ARUs) throughout the Province. Initially, permissions for up to two ARUs were added to all parcels of urban residential land, being land that is within a settlement area and serviced by municipal water and wastewater servicing. With the introduction of the 2024 PPS permissions for ARUs were introduced for prime agricultural areas, to also permit up to two ARUs within the prime agricultural area. In both scenarios, the two ARUs are permitted to be both located within the primary dwelling, or one within the primary dwelling and one in an accessory building.

While the Province has broadened the permissions for ARUs in most areas, within the ORMCP area, only one “secondary dwelling unit” is permitted within same building as the “primary dwelling unit”, limited to within the areas defined as Countryside Area (per the definition of “single dwelling” in Section 3 of O. Reg.140/02).

Our King recognized the importance of permitting ARUs as a form of intensification, and as a mechanism to promote affordability as these units may be more affordable than a rental complex, and the provision of an ARU within a dwelling may result in the primary unit becoming more affordable when factoring the rental income for the ARU. Our King introduced broad permissions for up to two ARUs per lot, except where prohibited by Provincial policy, particularly within the ORMCP area.

While the policies of Our King are already in general alignment with the recent legislative and policy changes there still may be an opportunity to further update the policies in Our King, including to introduce new general provisions for these types of uses, and to update terminology to be consistent with Provincial policy. Further, there may be an opportunity to explore additional permissions for ARUs as the Federal Government, through its Housing Accelerator Fund, has been providing additional funding to many municipalities that increased its dwelling unit maximums to four total units on a lot. Several nearby municipalities have taken this approach, including Ajax, Barrie, Guelph, Kingston, Milton, and Richmond Hill.

Things to Think About

1. Use permissions and design guidelines may benefit from updating based on recent Provincial changes. Detailed guidelines are provided in the Village Urban Design Guidelines, but there is an opportunity to add some policies to enhance compatibility for new development. This could include independent access requirements for new ARUs.
2. Recent amendments were made to O. Reg. 299/19 that introduced zoning-based provisions for the size, location, lot coverage and angular plane of ARUs. These changes to the regulation may require updates to the Official Plan to address what can be included in a Zoning By-law for ARUs.



3. The design guidelines for ARUs only apply within the Villages. There is opportunity to introduce design-based policies for ARUs in more locations, such as in rural designations.
4. There may be benefit in harmonizing the terminology around ARUs to align with the terminology used in Provincial policy and legislation.
5. There may be an opportunity to explore permissions for up to four (4) ARUs per property within the Villages to align with the Federal Government's Housing Accelerator Fund. Additional permissions within the Villages may also assist in supporting the Township's 52% intensification target.



9. Emerging Policy Directions

Each Discussion Paper concludes with a list of emerging policy directions being considered through the Official Plan Review. All papers need to be read in their entirety to understand the full list of updates being considered to Our King. Changes to this list, including additions, deletions and edits, will be made based on feedback and input received from Council, residents and stakeholders, and as a result of further reflection and analysis on issues raised during this project.

These are key directions, and not all changes (e.g., editorial updates to reflect updated plan names or straightforward renaming or relabeling) will be captured in these tables.

#	Theme	Our King OP Section	Emerging Policy Direction	Policy/Legislative Driver and Resource
1	Vision	1.2 Basis of this Plan	<ul style="list-style-type: none"> Will need to be updated to reference the 2024 Provincial Policy Statement, revocation of the Growth Plan outside of the Greenbelt Plan area, and future Township repeal of the York Region Official Plan. 	<ul style="list-style-type: none"> PPS 2024 Planning Act amendments Greenbelt Plan Amendment No. 4
2	Vision	1.4 Our Vision	<ul style="list-style-type: none"> Will need to be updated to extend the planning horizon to 2051, and to recognize the work of the 2051 Official Plan Review. 	<ul style="list-style-type: none"> PPS 2024 Community feedback



#	Theme	Our King OP Section	Emerging Policy Direction	Policy/Legislative Driver and Resource
3	Vision	2.1 Our Community of Communities, Vision	<ul style="list-style-type: none"> The vision statement may need to be updated in response to community input and review. Changes that could be recognized include changes anticipated in employment and urbanization in King, while maintaining the commitment to sustainability and environmental and agricultural preservation. 	<ul style="list-style-type: none"> PPS 2024 Community feedback
4	Community of Communities	2.2 Planning Horizon	<ul style="list-style-type: none"> Updated to extend the planning horizon to 2051, to add Strategic Growth Areas to the list of items for which planning can extend beyond that horizon, and to streamline the employment lands protection timeline. 	<ul style="list-style-type: none"> YROP 2022 PPS 2024



#	Theme	Our King OP Section	Emerging Policy Direction	Policy/Legislative Driver and Resource
5	Community of Communities	2.3 Managing Growth	<ul style="list-style-type: none"> ● Replace entire section and subsections to reflect recommendations of the ELS and GMS. ● Update to reflect new intensification target of 52% and incorporate relevant components of the 2022 YROP and the findings of the GMS. The GMS & ELS identified land need shortages for the Villages, which are proposed to be accommodated through the redesignation of land within the Nobleton Village Reserve, and through settlement area boundary expansions (King City and Schomberg). ● Our King also needs to reflect population forecasts of the GMS and implement the YROP 2022. ● Maintain Section 2.3.6 Development Phasing, or move to another location. 	<ul style="list-style-type: none"> ● PPS 2024 ● Planning Act amendments ● YROP 2022 ● Employment Lands Strategy ● Growth Management Strategy



#	Theme	Our King OP Section	Emerging Policy Direction	Policy/Legislative Driver and Resource
6	Housing	3.3 Healthy, Age-Friendly and Accessible Communities (and Schedules)	<ul style="list-style-type: none"> • Minor editorial revisions to align with changes in the Township's Corporate Strategic Plan and Active Transportation Strategy, including updated mapping. • Incorporate the Complete Communities policies of the 2022 YROP to support creating healthy, age friendly and accessible communities. 	<ul style="list-style-type: none"> • Active Transportation Strategy • Corporate Strategic Plan • YROP 2022
7	Housing	3.4 Meeting Our Housing Needs	<ul style="list-style-type: none"> • Update policies to incorporate the 2022 YROP, particularly its Policies 2.3.39 through 2.3.45 to permit and plan for a range of housing options, unit sizes, tenure and levels of affordability. 	<ul style="list-style-type: none"> • Canada's National Housing Strategy • PPS 2024 • YROP 2022 • Corporate Strategic Plan • GMS



#	Theme	Our King OP Section	Emerging Policy Direction	Policy/Legislative Driver and Resource
8	Housing	3.4.1 Affordable Housing	<ul style="list-style-type: none"> • Determining appropriate targets for housing typologies to ensure that the needs of low and moderate-income households are met. • Encouraging the redevelopment of underutilized sites and the conversion of existing buildings to increase housing supply and choice. • Planning for a mix of housing types and densities to similarly provide a range of housing options. 	<ul style="list-style-type: none"> • PPS 2024 • YROP 2022 • GMS
9	Housing	3.4.2 Inclusive Housing and Group Homes	<ul style="list-style-type: none"> • Revisit the definition for inclusive housing to make sure that it continues to meet the needs of the Township. • Revise the policies of this section to align with the new PPS and the YROP, including as-of-right permissions for special needs housing. 	<ul style="list-style-type: none"> • PPS 2024 • YROP 2022 • Ontario Human Rights Code



#	Theme	Our King OP Section	Emerging Policy Direction	Policy/Legislative Driver and Resource
10	Housing	3.8.4 Bed and Breakfasts and Other Short-Term Accommodations	<ul style="list-style-type: none"> • Add new policies to guide approved locations and limitations on size and operation. • Enable a licensing framework for short-term accommodations. 	<ul style="list-style-type: none"> • OPR Introductory Paper
11	Housing	3.8.8 Live-Work Units	<ul style="list-style-type: none"> • Consider permitting in more locations (e.g., corner lots on local roads) to support population-related jobs and walkable communities. 	<ul style="list-style-type: none"> • GMS • Monitoring and implementation
12	Villages	5.1 Vision for the Villages	<ul style="list-style-type: none"> • Extend planning horizon to 2051. 	<ul style="list-style-type: none"> • PPS 2024
13	Villages	5.3 Village Design Policies	<ul style="list-style-type: none"> • Consider a single policy goal that reflects the intent to secure high quality design in the Township. • Harmonize general policies, issue-specific policies, and use permissions (throughout Our King). • Update Section 5.3.4 to reflect completion of the new Council-approved Village Urban Design Guidelines (VUDG). 	<ul style="list-style-type: none"> • OPR Introductory Paper • VUDG



#	Theme	Our King OP Section	Emerging Policy Direction	Policy/Legislative Driver and Resource
14	Villages	5.5 Established Neighbourhood Designation	<ul style="list-style-type: none"> • Revise objectives and permitted uses. • Consider revisions to infill housing and lot creation policies if needed to support GMS recommendations. 	<ul style="list-style-type: none"> • Planning Act amendments • PPS 2024 • YROP 2024 • GMS
15	Villages	5.6 Neighbourhood Designation	<ul style="list-style-type: none"> • Review the appropriateness of permitting commercial uses within the Neighbourhood designation. • Review height and density requirements in Section 5.6.3. • Revise community uses to include policies for commercial uses. • Consider renaming designation as “Low Density” instead of “Neighbourhood.” 	<ul style="list-style-type: none"> • Planning Act amendments • PPS 2024 • GMS
16	Villages	5.7 Medium Density Residential Designation	<ul style="list-style-type: none"> • Update Section 5.7.3 to review heights and FSI, plus introduce new density provisions. • Include additional policy about compatibility and transition. 	<ul style="list-style-type: none"> • Planning Act amendments • PPS 2024 • GMS



#	Theme	Our King OP Section	Emerging Policy Direction	Policy/Legislative Driver and Resource
17	Villages	5.8 Mixed Use Designation 5.9 Commercial Designation	<ul style="list-style-type: none"> ● Revisit permitted uses and general policies to encourage broader mixed use. ● Provide stronger policy direction to generate jobs in this designation. ● Review FSI and height policies, and incorporate a density provision. ● Additional planning and identification of strategic growth areas (SGAs), which include Village Cores, the Major Transit Station Area, and other opportunities in the Villages to support the development of complete communities. ● Protect for existing commercial floor space in redevelopment. 	<ul style="list-style-type: none"> ● PPS 2024 ● YROP 2022 ● GMS ● Monitoring and implementation



#	Theme	Our King OP Section	Emerging Policy Direction	Policy/Legislative Driver and Resource
18	Villages (King City)	5.11 Transit Station Area Designation	<ul style="list-style-type: none"> Update to address Major Transit Station Area requirements of the Province and YROP Review FSI requirement and incorporate a density policy that aligns with Provincial requirements. The density target for the Transit Station Area will likely need to be reviewed as a lower density target of 80 residents and jobs per hectare was set out in the YROP. The 2024 PPS requires King to evaluate a density target of 150 residents and jobs combined per hectare. The 2024 PPS provides a framework for establishing, or reestablishing a lower density target, through obtaining permission from the Minister of Municipal Affairs and Housing. 	<ul style="list-style-type: none"> PPS 2024 YROP 2022 GMS Monitoring and implementation
19	Hamlets	6.2.2 General Hamlet Policies	<ul style="list-style-type: none"> Review the prohibition on “major development.” Confirm Hamlet boundary for Laskay. 	<ul style="list-style-type: none"> Planning Act amendments Corporate Strategic Plan GMS



10. Next Steps and Getting Involved

The 2051 Official Plan is a multi-phase project, with many opportunities to join the conversation and provide feedback into the project's progress. All project information shall be posted on the project's SpeaKing page, including project mailing list registration, schedule of future in-person events, and online engagement.

This is the Phase 2 Discussion Paper. A second series of Discussion Papers will be prepared in Phase 3 (Spring 2025) on the context of Community. The Community Discussion Paper will look at the themes of:

1. Living in King (second phase of review)
2. Protecting Nature in King
3. Cultivating in King
4. Implementing Our King

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