

# King has kicked off its Official Plan Review.



## Our King

2051 Official Plan Review  
Shaping Our Future

The Official Plan affects every resident, business, and landowner in King Township. It establishes a long-term vision for the future of the Township and a detailed policy framework to guide growth to 2051. King is growing to a population of 51,000 people, 17,700 jobs and 17,400 households by 2051, with the majority of growth concentrated in King City, Nobleton and Schomberg.

Our King Official Plan is underpinned by “the four pillars” of sustainability which aims to balance King’s environmental, economic, socio-cultural and financial priorities while promoting community vitality and prosperity.

Thank you to everyone who provided input so far on three key themes being considered through this Phase of the Official Plan Review.



# Engagement So Far



- 2024**
- October 24 One-on-ones with Members of Council
  - December 2 Council workshop
  - December 9 Technical Advisory Committee workshop
- 2025**
- January 6 Online survey
  - to February 28
  - January 16 Public Open House, Schomberg
  - January 22 Age Friendly Advisory Committee
  - January 22 Public Open House, King City
  - January 26 Pop up at Zancor Centre Grand Opening
  - January 29 Public Open House, Nobleton
  - January 29 Mayor's Youth Action Team
  - January 31 King Chamber of Commerce
  - February 6 Heritage Advisory Committee
  - February 11 Accessibility Advisory Committee
  - February 27 King Environmental Action Team

Living in King	
Key Policy Directions	Comments
<p><b>Consider a broader range of uses in Strategic Growth Areas.</b></p> <ul style="list-style-type: none"> <li>Strategic Growth Areas are intended to be located on main roads and at key intersections.</li> <li>It will be important to generate jobs in Strategic Growth Areas.</li> <li>Density, Floor Space Index and height will be reviewed in the Strategic Growth Areas.</li> </ul> <p>Should the Township continue to use FSI to regulate built form? Should new density permissions be introduced into the Official Plan?</p> <p><i>no new density permissions!</i></p> <p><i>Agreed - NO 6 storeys for Nob. &amp; camp around Nobleton's King Rd and it would be a nightmare.</i></p>	<p><i>Agreed - NO 6 storeys for Nob. &amp; camp around Nobleton's King Rd and it would be a nightmare.</i></p> <p><i>Keep Library - big new building</i></p> <p><i>Additional Library - need to study the surrounding what use of other schools</i></p> <p><i>Key Area Library - more of it - the one around 2 Nobleton - have a round table in the area</i></p>
<p><b>Plan for the design of "complete communities."</b></p> <ul style="list-style-type: none"> <li>A complete community has a mix of uses, jobs, a full range of housing, transportation options, public service facilities, local stores and services.</li> <li>Complete communities are inclusive and may take different shapes and forms appropriate to their contexts.</li> </ul> <p><i>Next - Safety &amp; Security work</i></p> <p><i>high school (public) - more commercial</i></p> <p><i>more schools</i></p> <p><i>more security</i></p>	<p><i>Keep Library - more of it - the one around 2 Nobleton - have a round table in the area</i></p> <p><i>Keep Library - dress for community</i></p> <p><i>Keep Library - dress for community</i></p> <p><i>Keep Library - dress for community</i></p> <p><i>Keep Library - dress for community</i></p> <p><i>Keep Library - dress for community</i></p> <p><i>Keep Library - dress for community</i></p>



## Next Steps

- Preparation of Phase 3 Discussion Papers is underway
- Preliminary policy directions will be provided for **Living in King** (focusing on the community aspects), **Protecting Nature in King**, **Cultivating in King** and **Implementing our King**.
- Public engagement will occur late spring 2025.

# What We Heard

## Living in King

*King Township's population is projected to grow significantly by 2051, with over 50% of this growth expected through intensification. Key policy directions were discussed. Here are the summarized themes from our feedback:*



**Diversity in Housing:** Opinions vary; some residents favour diverse housing types, including affordable, rental, and senior-friendly options, while others prefer single-detached homes.

**Intensification:** Mixed views on higher-density developments; some support mid-rise infill, while others express concern about losing small-town character.

**Secondary Suites:** Support for additional units to enhance housing options, promote multi-generational living, and provide rental income.

**Compatibility in Intensification/Redevelopment:** Desire for developments that reflect community character, with lower heights and transitions to low-density areas.

**Heritage and Character:** Aim to maintain a distinct village feel while allowing for responsible growth.

**Protect Green Space:** Desire to balance growth with preserving parks and sensitive lands, including better connections via trails.

**Complete Communities:** Strong support for mixed-use developments that provide job access and community amenities like schools and libraries.

**Shop Local:** Interest in more local commercial options, such as grocery stores and restaurants.

**Youth and Seniors' Needs:** Call for more housing options for young adults and seniors, including rentals and single-storey homes.

**Sustainability and Energy Efficiency:** Interest in green building initiatives and infrastructure upgrades for conservation.

**Community Services:** Need for more schools, recreation facilities, healthcare, and emergency services to support growth.

**Placemaking and Public Art:** Support for integrating public art and cultural spaces in new developments.





## Working in King

*Job opportunities in King Township are also expected to rise by 2051. Key policy directions for economic development were discussed. Here are the summarized themes from our feedback:*

**Population Related Employment:** Increased population necessitates more local jobs, especially in small businesses over large warehouses.

**Employment Lands:** Mixed reactions to industrial development; some welcome manufacturing, while others are concerned about traffic and environmental impacts.

**Highway 400 Corridor Development:** Preference for commercial uses near the highway, maintaining King's rural character.

**Preservation of Agricultural Land:** Concerns about employment land expansions encroaching on farmland; opportunity to support local agriculture.

**Small Business Support:** Need for incentives and policies to assist local entrepreneurs, including grants and tax reductions.

**Diversifying the Tax Base:** Expanding employment options to lessen reliance on residential property taxes.

**Heritage Preservation in Economic Growth:** Interest in adaptive reuse of heritage buildings for commercial purposes.

**Infrastructure for Business Growth:** Need for improved roads and transit to support new employment areas.



**Mixed-Use Development:** Support for integrating commercial and office spaces within residential areas, especially in Village Cores.

**Retail and Dining Expansion:** Residents want more grocery stores and restaurants to reduce travel to other municipalities.

**Workforce Attraction and Retention:** Strategies needed to retain young professionals and attract talent to local businesses.

**Balance Between Residential and Employment Lands:** Policies needed to prevent residential development from displacing commercial opportunities.

**Parking, Walkability, and Accessibility:** Concerns about limited parking in King City's core; desire to maintain Village Cores as accessible spaces.

**Transit for Workers:** Lack of transit options between employment areas and residential neighbourhoods limits job access.



## Moving and Connecting in King

Improvements to King Township's transportation, waste management, and utilities are essential for supporting growth to 2051. Policy directions for transit expansion and sustainability were discussed. Here are the summarized themes from our feedback:

**Traffic Congestion:** Major concerns about increasing traffic levels.

**Truck Traffic and Goods Movement:** Demand for designated truck routes to limit heavy vehicle traffic on residential streets.

**Bypass and Alternative Routes:** Need for additional road connections and bypasses to alleviate congestion in Village Cores.

**Need for Transit Expansion:** Strong demand for more public transit options and connections to regional services and GO stations.

**Active Transportation:** Interest in expanded bike lanes and pedestrian trails for better Village connectivity.

**Walkable and Accessible Development:** Desire for pedestrian-friendly streets, safer crossings, and wider sidewalks.

**Parking Challenges:** Insufficient parking in Village Cores limits business activity.

**Infrastructure Readiness for Growth:** Concerns about roads and bridges supporting future population increases.

**Safety and Traffic Calming:** Need for measures to ensure safe neighbourhoods, including stop signs and traffic signals.



**Sustainable Transportation Solutions:** Interest in electric vehicle charging and climate-friendly transit policies.

**Smart Growth and Road Design:** Desire for innovative designs that balance transportation needs.

**Seniors' Mobility:** Demand for specialized transit services for seniors, such as shuttles to shopping and healthcare.

**Future-Proofing Transportation:** Consideration of long-term impacts of Highway 413 on traffic flow.

**Stormwater and Road Drainage Improvements:** Need for better water runoff management to prevent flooding.

**Capacity in Servicing Infrastructure:** Frustration with limited servicing capacity hindering new residential development, particularly in Nobleton.

