



## The Corporation of the Township of King Report to Council

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**From:** Growth Management Services – Planning Division

**Report Number:** GMS-PL-2024-027

**Date:** Monday, September 23, 2024

**Title:** **Doctors Lane and Old King Road Neighbourhood Plans Draft Conceptual Plans**

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### Recommendation

1. That Council receive Report GMS-PL-2024-027; and
2. That Council direct Staff to finalize the conceptual Neighbourhood Plans, incorporating Council and community input received through the September 2024 public consultation sessions.
3. That Staff report back to Council on the final conceptual Neighbourhood Plans and draft structure of the Community Planning Permit By-law in Q4 2024.

### 1. Report Highlights

- Draft conceptual Neighbourhood Plans and a [Storymap](#) have been prepared for the Doctors Lane and Old King Road Study Areas based on Council and community input from the Spring 2024 Community Open Houses.
- In follow up to the Spring 2024 open houses, the Study Areas for each Neighbourhood Plan were revised to include additional lands based on feedback received from landowners, the community and Council.
- Public consultation sessions (Community Open Houses) on the draft Neighbourhood Plans were held September 10 and September 12, 2024, to seek additional community feedback on the draft conceptual plans, prior to their presentation to Council.
- The conceptual Neighbourhood Plans are proposed to be implemented through a Community Planning Permit System (CPPS), which requires an Official Plan Amendment and Community Planning Permit By-law (CPP By-law).

### 2. Purpose

The purpose of this Report is to present the draft conceptual Neighbourhood Plans for the Doctors Lane Study Area, in the Village of King City and Old King Road Study Area in the Village of Nobleton (**Appendix A**) and to share the final Background and Directions Report (**Appendix B**). These Plans and Final Report were shaped by the shared visioning exercises

and public consultations that took place in Spring 2024, and through Council feedback following a [Report to Council \(GMS-PL-2024-17\)](#) in May 2024.

### 3. Background

In Q4 2023, the Township retained Dillon Consulting to assist with the development of the Doctors Lane and Old King Road Neighbourhood Plans Study and the development of a Community Planning Permit System (CPPS).

#### Study Areas

The draft Neighbourhood Plan Study Areas were initially delineated with input from the Public Works and Community Services Departments. These areas include key parts of the Core Areas within the vicinity of Old King Road in Nobleton and Doctors Lane in King City, as well as municipally owned lands in proximity to the Cores. In response to consultation in Spring 2024, the limits of the Study Areas were adjusted based on feedback from Council, landowners and members of the public. The revised Study Areas are shown in the draft conceptual Neighbourhood Plans attached to this Report as **Appendix A**, and are discussed further in the final Directions Report, attached as **Appendix B**.

The Study Areas include several prominent buildings, including cultural heritage resources, and lands that have potential to be redeveloped in both the short and long-term. The project is an exciting opportunity to create forward-looking plans that will support place-making, provide necessary facilities to support complete communities, and facilitate growth in the Township's priority areas.

Council previously made decisions regarding the Municipal lands in Nobleton which are included in the Study Area. The Old King Road Study Area includes the Dr. William Lacey Community Centre & Arena and, the Nobleton Lions Community (NLC) Park. The NLC Park is subject to a redevelopment plan which was presented to Council in March 2023 through Council [Report COM-2023-001](#) and, through Council [Report COM-2023-002](#) in October 2023. The Old King Road Study Area also includes the Nobleton Community Hall (NCH). The retention of the NCH in its present location and as a property designated under the Ontario Heritage Act was confirmed by Council in February 2024 through Council Report [JR-2024-001](#).

#### Background Studies

In addition to Dillon Consulting, other consulting firms have been retained to prepare background studies which will inform the Neighbourhood Plans Study as follows:

- Water and Wastewater Servicing Assessments, TYLin;
- Parking and Traffic Analysis, R.J. Burnside;
- Tree Inventory and Natural Heritage Evaluation, R.J. Burnside; and
- Cultural Heritage Study, MHBC.

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These ongoing studies have informed the conceptual Neighbourhood Plans. They will be completed before the final conceptual Neighbourhood Plans are presented for Council endorsement in Q4 2024 and, will aid in the development of the policies and provisions of the CPPS Official Plan Amendment and CPP By-law.

### Project Schedule

The Doctors Lane and Old King Road Neighbourhood Plans Study, and the development of the implementing CPPS, is structured as five (5) phases. Phase 1 concluded in Q1 2024 with the public launch of the [SpeakKING project page](#) and [introductory video](#). Phase 2 finished in May 2024 with the [presentation](#) to Council of the draft Directions Report and draft Study Areas. The work plan for the Project is generally organized as outlined in **Figure 1** (below).



*Figure 1: Project Schedule*

Currently, the Project has reached the midpoint of Phase 3, set to conclude in December 2024, with the finalization of the conceptual Neighbourhood Plans. Once finalized, Phases 4 and 5 will involve the development of the CPPS, including the Official Plan Amendment and CPP By-law.

### Public Consultation and Engagement Summary

Public engagement is vital to ensure that the Neighbourhood Plans are reflective of the desires, wants and needs of the community. Engagement has occurred, and will continue to occur, in each phase of the Project.

A project webpage was created on the Township's online public engagement platform, SpeakKING, to keep the community informed on the status of the Study, upcoming engagement opportunities and, key deliverables. Phase 2 of the Project included meeting with the Township's Technical Advisory Committee (TAC) of internal stakeholders and external agencies, a SpeakKING survey, focus group meetings and community open houses.

Phase 3, currently underway, has included a meeting with the TAC, and two (2) Community Open Houses which were held on September 10 and September 12. Online consultation, via SpeaKING, on the draft conceptual Neighbourhood Plans including a new survey is also ongoing, to seek additional community feedback on the draft Plans. The Project Team has requested all comments and feedback be submitted by September 27, 2024. In follow up, the Plans will be updated and finalized, prior to being presented to Council for endorsement in Q4 2024. A Consultation Summary detailing the engagement statistics, key takeaways and summary of what was heard will be presented concurrent with the final conceptual Neighbourhood Plans.

### 4. Analysis

#### Background Review and Directions Report

The Background Review and Directions Report (**Appendix B**), prepared by Dillon Consulting, provides an overview of the final Study Areas, the CPPS system in Ontario, a best practices review, key directions based on an analysis of the preliminary constraints and opportunities, an overview of the general structure of a CPP By-law, and next steps.

The Report was initially drafted following the April consultation and took into consideration, and responded to, the discussion and comments heard at the consultation sessions. The draft Report was presented to Council at the May 27, 2024, meeting. Afterwards, the Report was updated to reflect the comments received from Council, landowners and the community, and to incorporate the draft background information provided by the other consulting firms, particularly in terms of water and wastewater infrastructure.

#### Draft Conceptual Neighbourhood Plans

The draft conceptual Neighbourhood Plans are presented in a [Storymap](#) format. This includes an overview of what a Neighbourhood Plan is, what has informed the Neighbourhood Plans, the final Vision Statements for each Study Area and, the Key Themes that were heard through the community engagement. The Storymap also provides the *preliminary* conceptual plans for each Study Area and identifies how each plan integrates community feedback, based on the different Key Themes. It is important to note these conceptual plans are brought forward for the purpose of generating discussion and are not in final form.

As identified in the Storymap, Neighbourhood Plans help to shape new and existing neighbourhoods by planning for the future core elements that make up a community, including:

- Existing and potential future land use;
- Open space;
- Design elements;

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- Transportation and active transportation networks; and
- Municipal servicing.

The draft conceptual Neighbourhood Plans align these core elements with the Key Themes heard throughout the consultation and provide overarching objectives on how these elements can achieve the vision statement. For each Study Area (**Figures 2 & 3**), the Key Themes were divided into groupings (by colour), each with an overarching objective; shown below for each Study Area. The overarching objectives associated with each theme will be reviewed later in this Report.

### Old King Road



Figure 2: Key Themes for Old King Road

### Doctors Lane

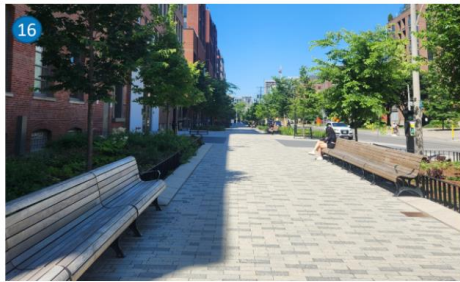


Figure 3: Key Themes for Doctors Lane

After the Key Themes are identified, the Storymap offers a detailed walkthrough outlining different aspects of the Plan that address applicable Theme(s) and objectives, similar to the example in **Figure 4** below.

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The Concept looks to promote and prioritize the movement of non-motorized vehicle movements for visitors, walking, cycling etc.



Opportunity to provide wide pedestrian boulevard along one-way street

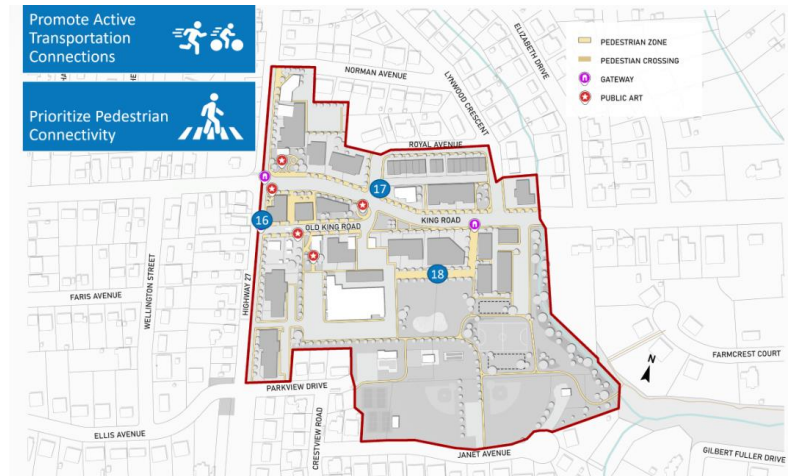


Figure 4: Storymap Example

Based on the Key Themes identified, the draft conceptual Neighbourhood Plans for Old King Road and Doctors Lane Study Areas have been prepared with consideration for the overarching objectives, detailed below. Together, these objectives work towards the vision of creating complete and sustainable communities. For each objective, precedent imagery (example images) is provided in the Storymap to visualize how it may be realized, and symbols are used on the Concepts to show where and how these aspects may be incorporated. These symbols and examples of precedent imagery are summarized for each of the identified objectives below:

## Old King Road Draft Conceptual Neighbourhood Plan:

- 1. The Concept provides several opportunities to facilitate adaptive reuse of existing and heritage buildings, and looks to protect and enhance natural heritage features.**
  - a. Listed and designated heritage buildings are identified with symbology, and precedent imagery is provided for examples of adaptive reuse.
  - b. Existing buildings that are proposed to be retained and cultural heritage resources that have opportunities for adaptive reuse are identified.
  - c. While outside of the Study Area, precedent imagery showing the approved development concept adjacent to the Hambly House.
  - d. Opportunities for enhancements to the natural heritage features are identified.
  - e. Potential locations for a community garden, and a pollinator, and/or Indigenous garden are provided in the Concept.
- 2. The Concept envisions the enhancement and creation of more places for the community to gather and play throughout the public realm.**

- a. Locations of potential community space (i.e., meeting rooms, fitness facilities, EMS, Fire and Emergency Services, etc.) are identified.
  - b. Similar to the previous Concept, locations for community, Indigenous and pollinator gardens are identified on the Plan.
  - c. Locations for public art and privately owned public spaces (POPs) are noted.
  - d. Precedent imagery for POPs, public art, enhancements to public and community gathering spaces, and patios along pedestrian flex streets (multi-use laneways) are provided.
- 3. The Concept looks to promote and prioritize the movement of non-motorized vehicles for visitors, walking, cycling, etc.**
- a. Pedestrian zones and pedestrian crossings are identified.
  - b. Gateways into the Study Area are shown, along with examples of flex streets and active transportation networks.
  - c. Old King Road is identified as a one-way street, with pictures showing the potential for a widened pedestrian boulevard.
- 4. The Concept looks to prioritize and promote mixed use developments with strategic ground floor commercial and retail uses to activate the streetscape.**
- a. Locations that may be more appropriate for higher density development (4-6 storeys) within the Study Area are identified.
  - b. Locations for where active frontages are a priority, with an emphasis on commercial and retail uses, are shown.
  - c. Precedent imagery identifies opportunities for new development and adaptive reuse, featuring active streetscapes and ground floor building frontages.
  - d. Precedent imagery shows built forms ranging from 2 – 6 storeys to note that not all sites identified will build out to the maximum development potential.
- 5. The Concept looks to provide a variety of housing options to allow for more affordable and diversified options for residents.**
- a. Locations with development potential up to 3 storeys, primarily in the form of low-rise apartments and townhouse dwelling units are identified to provide a transition in built form between the Village Core and Established Neighbourhood.
  - b. Heritage buildings (listed and designated) are noted as there may be opportunities for adaptive re-use or for them to be incorporated into new developments.

- c. Precedent imagery of townhouse developments is provided to encourage diversified housing stock for residents of all ages and abilities within the Study Area.
- 6. The Concept looks to improve the overall pedestrian safety and connectivity in the neighbourhood while also providing adequate parking for the mix of uses.**
- a. Locations for parking, parking with permeable pavers, potential locations for underground parking, and loading connections are identified through symbology.
  - b. New parking areas with access from King Road, Parkview Drive, and Janet Avenue are shown.
  - c. Locations of potential new walkways and pedestrian crosswalks are delineated, and precedent imagery is provided to display what these may look like.
  - d. Precedent imagery is included for permeable parking areas, and for opportunities to incorporate low impact development (LID) measures into surface parking lots.

Doctors Lane Draft Conceptual Neighbourhood Plan

- 1. The Concept looks to protect existing natural heritage features and provide enhancements where appropriate.**
- a. Locations with opportunities for natural heritage enhancements in Wellesley Park and King City Memorial Park are identified, as well as locations with the opportunity for parkland enhancement (i.e., new trails, plantings, playground equipment, etc.) in both Wellesley Park and King City Memorial Park.
  - b. Locations for potential Indigenous, pollinator and community gardens in King City Memorial Park are identified, and precedent imagery for these types of spaces is provided.
- 2. The Concept provides several opportunities to facilitate adaptive reuse of existing and heritage buildings.**
- a. The location of all designated or listed cultural heritage resources is specified.
  - b. Buildings that have the potential for adaptive reuse, and existing buildings that are anticipated to remain, are noted on the Concept.
  - c. Precedent imagery for adaptive reuse of heritage buildings and existing buildings, and a rendering for adaptive reuse and new development at the southeast corner of King Road and Keele Street is included.
- 3. The Concept envisions the enhancement and creation of more places for the community to gather and play throughout the public realm.**



- a. Potential locations for community space and a potential community square abutting Doctors Lane are noted on the Concept.
  - b. Locations are identified for flexible outdoor event spaces, public art, and other community amenities, including playgrounds, outdoor fitness areas and potential privately owned public spaces (POPs).
  - c. Precedent imagery shows examples of public squares, including opportunities for lighting, seating, the ability to incorporate underground parking and water features.
  - d. Precedent imagery for mixed use (commercial and retail uses) development at grade that abuts and extends into public spaces is provided.
- 4. The Concept looks to promote and prioritize non-motorized vehicle movements for visitors to walk, cycle, etc.**
- a. Pedestrian routes are shown between Doctor Lane and Fisher Street, as well as areas that are proposed to form a pedestrian zone.
  - b. Gateways are identified at King Road and Keele Street, and at King Road and Dew/Fisher Street.
  - c. Precedent imagery provides examples of opportunities to further enhance the active transportation network, to provide new pedestrian connections, and to provide wider pedestrian zones.
- 5. The Concept looks to prioritize and promote mixed use developments with strategic ground floor commercial and retail uses to activate the streetscape.**
- a. Locations identified within the Study Area that may be more appropriate for higher density development (4-6 storeys) are identified.
  - b. Buildings and locations that are a priority for an activated frontage, with commercial and retail uses prioritized are shown on the Concept.
  - c. Precedent imagery provides examples for new development and adaptive reuse with active streetscapes and ground floor building frontages.
  - d. Precedent imagery shows built forms ranging from 2 – 6 storeys to note that not all sites identified will be built out to the maximum development potential.
  - e. Precedent imagery is also provided to encourage active uses at the streetscape with patio spaces, particularly abutting the proposed square abutting Doctors Lane.
- 6. The Concept looks to provide a variety of housing options to allow for more affordable and diversified options for residents.**

- a. Buildings for adaptive re-use and locations that may be appropriate for lower density development of up to three storeys, particularly along Fisher Street, Patton Street and Kingslynn Drive are shown. These are primarily envisioned in the form of townhouse dwelling units to provide for a transition in built form between the Village Core and Established Neighbourhood.
- b. Precedent imagery is provided showing a variety of forms of townhouse dwelling units, including traditional units with parking at the rear, stacked townhouse dwelling units, and street-oriented townhouse dwellings to encourage the provision of diversified housing options for residents of all ages and abilities.

**7. The Concept looks to improve the overall pedestrian safety and connectivity in the neighbourhood while also providing adequate parking for the mix of uses.**

- a. Locations of parking areas are identified, including locations for underground parking, new parking structures, new surface parking lots, and parking areas with permeable pavers.
- b. Key intersections are highlighted and precedent imagery for examples of intersection treatments, pedestrian crossings, lighting for parking areas, and an example of an entrance to an underground parking lot are detailed.

Next Steps

The Project Team is seeking feedback on the draft conceptual Neighbourhood Plans, as shown in **Appendix A** (more fully displayed through the [Storymap](#)). As noted above, the Plans were shared with members of the public through two Community Open Houses on September 10 and 12, 2024. The Plans are also available online for further review and comment through an open SpeaKING Survey. Comments and feedback on the Plans, Storymap and Survey are encouraged to be submitted to the Project Team through the SpeaKING Project Page by **September 27, 2024**.

Following the commenting period, all comments and feedback will be reviewed, considered and incorporated into final conceptual Neighbourhood Plans. The final conceptual Neighbourhood Plans will be presented to Council for consideration of endorsement in Q4 2024. The draft CPPS framework will also be prepared based on the conceptual Neighbourhood Plans. Community engagement will continue to be an important component of the Project as the CPPS is developed, and additional engagement sessions are targeted for early 2025.

**5. Financial Considerations**

There are no immediate financial considerations in this report. This project has been funded by capital project 18-2223 for the Study of the Block Plans for \$200,000.

**6. Alignment to Strategic Plan**

The 2023-2026 Corporate Strategic Plan (CSP) was adopted by Council on June 12, 2023. The CSP reflects the priorities of upmost importance to the community and defines the

obligations and commitments of the Township of King to its citizens and to the public. The CSP is aligned with the Township's long-term vision defined in the "Our King" Official Plan. The CSP also aims to ensure that staff initiatives focus on and work towards supporting King's Vision, Mission and Values.

This report is in alignment with the CSP's Priority Area(s), and/or associated Objective(s) and/or Key Results(s):

Priority Area: Complete Communities

Objective: Implement regulatory changes to manage growth that best serves King's unique landscape.

Key Result: Complete the Official Plan review and update (to 2051) by 2025.

## 7. Conclusion

The purpose of this Report is to present the draft conceptual Neighbourhood Plans for the Doctors Lane and Old King Road Study Areas (**Appendix A**) for feedback, and to share the final Background and Directions Report (**Appendix B**). The draft conceptual Neighbourhood Plans and final Report were informed by the shared visioning exercises and public consultations that took place in Spring 2024, and through Council feedback following a [Report to Council](#) in May 2024. Staff respectfully request that Council direct Staff to finalize the conceptual Neighbourhood Plans based on the Council and community input received through the September 2024 public consultation sessions, and for Staff to report back to Council with the final conceptual Plans and draft structure for the CPPS in Q4 2024.

## 8. Attachments

Appendix A – Draft Conceptual Neighbourhood Plans

Appendix B – Final Background Review and Directions Report

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