



The Corporation of the Township of King

Memorandum

To: Paul Kulyk, Project Manager

From: Adam Foran, Deputy Clerk
Accessibility Advisory Committee (AAC)

Re: Zoning By-law Amendment Application, File No. Z-2024-16
Draft Plan of Subdivision Application, File No. 19T-24-K01
13711 Keele Street, King City
Part Lot 10, Concession 3
Owners: 1049121 Ontario Ltd. c/o Fandor Homes
Applicant: Paul Brown & Associates
Agent: Paul Brown & Associates per, Justin Mamone

Date: March 20, 2025

Upon receipt of your email dated March 10, 2025, regarding receipt of a Zoning Bylaw Amendment and Draft Plan of Subdivision Application submission to facilitate the construction of 26 single detached lots and 64 townhouse lots for a total of 90 dwelling units, I am forwarding you the following comments on behalf of the Accessibility Advisory Committee (AAC) for your consideration.

On behalf of the AAC, the Clerk's Division Staff Liaison reviewed the proposed application submitted by Paul Brown & Associates, for re-development of the subject lands on the southeast corner of the intersection of 15th Sideroad and Keele Street in King City.

In keeping with current Provincial Legislation, the Ontarians with Disabilities Act, 2001 (O.D.A.), the Accessibility for Ontarians with Disabilities Act, 2005 (A.O.D.A.), and Integrated Accessibility Standards Regulation (I.A.S.R.) O.Reg.191/11, that requires all of Ontario be accessible to everyone by 2025, it should be noted the Accessibility Advisory Committee first reviewed this application and submitted comments back on September 12, 2024. Committee was appreciative to see that the applicant has resubmitted an Accessibility Evaluation Checklist as well as responded to the previous AAC CAP-23-06 comments (September 12, 2024) in the December 2024 Response Matrix in their new submission, identifying their commitment to the A.O.D.A. Standards and considering offering A.O.D.A. options in home designs.

Committee understands the application is for private residential use and not for public use but asks the applicant commit to constructing/designing each unit with accessibility in mind, as the Province has recently indicated that approximately 27% of Ontario's population are people with disabilities, which means that potential owners could be seniors or persons who have or may have family members or visitors with a disability.

Looking at offering options to potential buyers prior to construction such as installation of some form of chair lift to assist with any accommodation they may require reaching each level in the townhouse units, use of non-slip flooring, or lever handles on all doors, could be a positive purchasing motivator benefiting for both the seller and the purchaser. It will also fill the niche of allowing families more options to continue to live/stay in King as they age.

Committee would like to provide the additional following comments for consideration:

- Interior hallways into bedrooms are made wide enough to accommodate a wheelchair or EMS stretcher
- Accessible interior fixtures such as taps, showers
- Accessible smoke/carbon monoxide alarms are installed in all rooms with built in visual/audio units
- Entrance routes are wide enough to accommodate wheelchairs, walkers, scooters, strollers, etc.
- Flat walkways and transitional curb cuts/ ramps from driveway into unit/building
- Pathways and sidewalks to be constructed of materials suitable for wheelchairs, walkers, strollers, etc.
- Any proposed pedestrian areas/open spaces include accessible – landscaping, walkways, seating, lighting, signage
- Any exterior lighting and signage are made accessibility friendly
- Any outdoor amenity/green space is barrier-free
- Ensure any sidewalks or multi-use paths along the 15th Sideroad are constructed wide enough to ensure safe distance between traffic and pedestrian route of travel
- Any trail connectivity be made accessible where feasible depending on slope of land so residents in scooters, walkers, wheelchairs, can take advantage of the trail system

Committee looks forward to seeing a fully accessible development in King City.



Figure 2: Landscape Concept Site Plan



Subject Site (13711 Keele Street)

