



The Corporation of the Township of King Report to Council

From: Growth Management Services – Planning Division

Report Number: GMS-PL-2025-018

Date: Tuesday, June 17, 2025

Title: **Zoning By-law Amendment Application – 326 Main Street**
Zoning By-law Amendment Application, File No. Z-2021-14
Plan 8, Lot 26
326 Main Street, Schomberg
Owner: Marcor Realty Ltd.
Agent: Weston Consulting

Recommendation

1. That Report Number GMS-PL-2025-018 be received.
2. That Zoning By-law Amendment Application, File No. Z-2021-14, submitted by Marcor Realty Inc. for the subject lands, municipally known as 326 Main Street, to implement a site-specific Core Area – Schomberg Exception Zone - Holding (CAS-H) to facilitate the development of a 6-storey residential apartment building and to re-purpose a heritage building for commercial uses, **be approved**, and that the implementing By-law (#2025-050) attached as Appendix 'L' be enacted.
3. That Staff present a Holding Removal By-law for Council's consideration at such time as the provisions of the removal of the 'Holding (H)' symbol(s) have been met by the Applicant to the satisfaction of the Director of Growth Management Services.

1. Report Highlights

- The Owner has submitted a Zoning By-law Amendment Application for a property located in the Schomberg Core Area, municipally known as 326 Main Street.
- The purpose of the Application is to amend the provisions of the Zoning By-law to facilitate the development of a 6-storey apartment building containing ninety-nine (99) apartment units.
- The development proposal includes retaining the existing heritage "listed" dwelling and re-purposing it for commercial uses and re-zoning environmental buffer lands and placing them in an Environmental Protection zone. A Holding symbol will be added to the zoning to address the timing of development.
- The Planning Division recommends that the Zoning By-law Amendment Application be approved, and that Council enact Draft Zoning By-law 2025-050.

- Additional Planning approvals will be required to implement the proposed development, including Site Plan Development approval (file # SPD-21-106) and Draft Plan of Condominium approval.

2. Purpose

The purpose of this Report is to provide a detailed review and recommend approval of the subject Zoning By-law Amendment Application.

3. Background

A Statutory Public Meeting of Council was held on May 22, 2022, to present the Application and seek comments from Council and the public. At the conclusion of the Public Meeting, Council directed that Planning Staff continue to review the subject Application and report back to Council with a further recommendation report. A summary of comments and concerns raised by the public are summarized in Appendix C to this report together with a response from Planning staff.

Subsequent to the Statutory Public Meeting, the Applicant met with Township staff and filed a series of re-submissions which included revised design drawings to respond to issues raised by Council and the public and to respond to the technical comments raised by Planning staff and other commenting departments and agencies.

The updated proposal is summarized against the original proposal in Table 1 below:

Table 1

	Original Proposal	Updated Proposal
Number of Storeys	6 storeys	6 storeys
Overall Building Height	25.93 metres	28.79 metres
Number of Units	Total 73 Units	Total 99 Units
Mix of Units	Mix 59% 1 bedroom 41% 2 Bedroom	Mix 82% 1 Bedroom 10% 2 Bedroom 8% 3 Bedroom
Gross Floor Area	8052 sq.m	9692 sq.m
Lot Coverage	33%	30%
Commercial Gross Floor Area	171 sq. m	247 sq.m

	Original Proposal	Updated Proposal
Parking Spaces	111 Parking Spaces	106 spaces
Landscaped Area	46%	40%

The updated proposal has resulted in an increase to the total number of units from 73 units to 99 units and proposes one level of underground parking (73 spaces) and surface parking (33 spaces). The building has been modified and has incorporated a new cantilever design over parking areas and the drive aisle on the north and east elevations which has added total floor area and increased the number of units. The heritage dwelling continues to be retained and identified to be re-purposed for commercial uses. Due to the parking constraints on site, the types of commercial uses have been reduced, and certain uses are to be subject to a Holding symbol, with the requirement to review through a parking justification study. Although the overall Gross Floor Area, height, and number of units has increased as a whole, the re-design is intended by the Applicant to be responsive to the concerns expressed by seeking to preserve and expand floor area while shifting building mass away from adjacent residential yards. The building now incorporates more significant step-backs on the upper floors to further address building massing, privacy and shadow concerns.

The Zoning By-law Amendment proposes to establish a site-specific Core Area – Schomberg (CAS-H) Holding - Exception zone and amend the provisions of the by-law to increase the maximum height, reduce the parking requirement, reduce the rear yard setback, address provisions related to penthouse mechanical and elevator structures together with other general provisions and definitions of the by-law. Furthermore, environmental buffer lands on the subject property are proposed to be re-zoned from Core Area – Schomberg (CAS) to Environmental Protection (EP). Additional Planning Application approvals would be required to implement the development, including approval of the Site Plan Development application and Draft Plan of Condominium.

Additional public consultation occurred with a Public Information Consultation (PIC) being held on April 30th, 2025, at the Schomberg Community Hall. The purpose of the consultation was to provide an update with respect to the changes to the proposal since the holding of the Public Meeting in May 2022. The PIC was attended by approximately 90 members of the public and 30 comment forms were received. Public comments are attached to the planning report as Appendix D. The development proposal described in this report is identical to the plans displayed at the PIC. A further notice of this matter returning to Council for a decision was sent to all interested parties identified.

3.1. Property and Area Description

The subject property is located on the east side of Main Street, approximately 95 metres south of Dr. Kay Drive in the Village of Schomberg. The property is irregular in shape and measures 0.81 hectares (2 acres) with 31.2 metres of frontage and currently supports a heritage dwelling, a barn, a pool and several sheds. Access is provided by a driveway from Main Street at the south limit and situated directly opposite the Schomberg Community Hall.

This section of Main Street also has a number of mature trees near the road with several dwellings exhibiting larger front yard setbacks. The subject property is partially within the floodplain of the Schomberg River and its tributaries and contains several hedgerows and mature trees. The adjacent lands to the east consist of the Dufferin Marsh.

The Schomberg Village Core consists predominately of small lots with commercial and residential buildings being predominantly 2-storey which line Main Street. Some re-development on Main Street has recently occurred, including at 209 and 215 Main Street where residential units have been added and commercial space has been refurbished and expanded. There have also been other smaller projects where renovations have supported both new residential units and new businesses.

4. Analysis

Provincial Policy and Provincial Plans

The new Provincial Planning Statement (PPS 2024) came into effect on October 20, 2024, and replaces the previous Provincial Policy Statement 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019. The PPS 2024 provides municipalities with the tools and flexibility required to focus on building more homes. Settlement areas are to be the focus for growth and where intensification and redevelopment are supported to achieve complete communities, including a range and mix of housing options. The PPS continues to identify the need to establish minimum targets for intensification and redevelopment within built-up areas based on local conditions. The proposal is in conformity with the Provincial Planning Statement (2024) and the Greenbelt Plan (2017).

Region of York Official Plan (2022)

As of July 1st, 2024, planning responsibilities were removed from the Region of York as directed by the Province through Bill 185, “Cutting Red Tape to Build More Homes Act”. As a result, the Township of King now assumes the administration of the Regional Official Plan (ROP). The subject property is identified as Town and Villages on Map 1. The YROP further identifies that intensification is to occur in strategic locations within built-up areas which benefit from efficiencies in infrastructure and transit.

The subject Application is consistent with the policy direction of the Plan. The subject site is within the Core Area of Schomberg. The proposed development will provide added residential units in the form of apartment units and will contribute to meeting the intensification target of the YROP.

Our King Official Plan

The Official Plan designates the subject property as Village Core with an overlay showing the extent of the Special Policy Area on the lot. The Village Core Designation is intended to provide for a wide range of commercial and residential uses that are more compact in form and contribute to the Main Street vitality. Permitted uses include mixed use buildings, commercial uses such as restaurants, retail and services, offices and residential uses

including apartments. Intensification of the Village Core Area is supported by the Official Plan but must demonstrate compatibility with the small-scale village character.

The Official Plan includes provisions for building heights that permit up to 6-storeys provided that certain compatibility criteria are met including visual and shadowing impacts, building tiering, angular plane, step backs and buffering. Furthermore, developments are not to exceed a floor space index of 2.5 to ensure that density and scale remain suitable for the Village Core.

The subject Application proposes a form of residential intensification contemplated by the Village Core Area policies. The proposed development would consist of a 6-storey apartment building attached to the heritage dwelling that would be re-purposed for commercial uses which together has a total floor space index of 1.22 which means that the total building floor area proposed compared to the total area of the lot equals a ratio of 1.22. The policies of the Official Plan also recognize that additional density (height, coverage, FSI) can be considered when contemplating redevelopment, provided that the Application includes the conservation of a heritage building, as has been proposed by the Application.

The Township's peer-review architect has conducted a detailed review in respect to site design and interface with neighbouring properties, site access and circulation, building massing and transitions, visual impact and shadowing and is supportive of the proposed development. Further discussion of these matters is presented in the Planning Discussion section of this report. The subject Application conforms to the Official Plan.

The subject property is designated as Village Core with an overlay identifying a Special Policy Area which acknowledges the flood susceptibility of the main central area of the Village being in proximity to the Schomberg River and tributaries. The province has provided a site-specific exemption in the case of Schomberg for the purposes of ensuring that the viability of the commercial core continues and that development continue to be considered. Only certain uses including institutional, emergency services and infrastructure are prohibited from locating in the Special Policy Area. The proposed development is centred on lands that fall outside of the floodplain whereas the driveway access to Main Street, the front yard and perimeter yards are located within the flood plain area. The proposed development complies with the Official Plan policies in this regard.

Zoning By-law

The subject property is zoned 'Core Area – Schomberg (CAS) and 'Core Area – Schomberg, Special Policy Area (CAS-SPA) by the Zoning By-law. The policies of the Official Plan that enable a framework for re-development of the site came into effect after the applicable Zoning By-law was in place. Therefore, several site-specific zone provisions require amendment since the current by-law does not properly implement the Official Plan policies. The Application proposes to amend the zone provisions of the CAS zone and parking provisions to implement the proposed development as follows:

- Increase the Maximum Front Yard setback from 2.5m to 34m;
- Reduce the Rear Yard setback from 7.5m to 5m;

- Remove the required step back of 1.0m for all storeys above the 2nd storey;
- Increase the Maximum Height from 11m to 22m (established grade to top of parapet);
- To reduce the Parking Requirement for Apartment Dwelling Units from 124 spaces to 99 spaces;
- To reduce the Parking Requirement for Commercial Floor Area from 12 spaces to 3 spaces;
- To reduce the Parking Space Dimensions from 2.8m by 5.8m to 2.6m by 5.8m;
- To reduce the Minimum Parking Area for Aisles below grade from 6.4m to 6m;
- To require a minimum of one loading space;
- To permit apartment dwelling units on the 1st storey of a mixed-use building.

Additional provisions of the by-law are proposed to be amended, including definitions, general provisions and parking requirements. A complete list of the provisions and proposed amendments are outlined in detail in Appendices 'A' and 'B' to this report. The matters of building height and parking are further discussed in the Planning Discussion section of this report. Furthermore, the Application proposes to re-zone the lands located within the environmental buffer from Core-Area Schomberg to an Environmental Protection (EP) zone to prohibit future development on the environmentally sensitive portions of the subject property.

Holding Symbol

In order to ensure that various matters shall be further evaluated prior to the issuance of a building permit, the development is proposed to be subject to a Holding provision as part of the Zoning By-law to address the timing of the following matters:

- Site Plan Approval and an executed Site Plan Development Agreement;
- Assignment of sanitary and water servicing allocation;
- That a subsequent Site Plan Approval and Site Plan Development Agreement be in accordance with the Elevation and Site Plans filed at the Zoning Application stage;
- Confirmation and completion of the required Environmental Site Assessments;
- Additional commercial uses subject to parking.

The use of a Holding symbol is a planning tool that would assist in achieving the right mix of uses from a parking demand perspective. The Holding symbol would apply to individual uses in the CAS zone that have been identified under the Zoning By-law to require a higher parking standard. Consideration of one or more such uses in the future would require a parking demand analysis that would review parking supply and demand occurring on site and in the vicinity. Only once the Township is satisfied that the specified use can be accommodated from a parking perspective, can Council consider lifting the hold and enable additional commercial uses to proceed.

Planning Discussion

The following are matters which have undergone a detailed review since Planning Staff's previous reporting at the Public Meeting.

Housing Mix and Diversity

The development of additional apartment units and a focus on one-bedroom units within the proposed development would assist with expanding the range of housing options and diversity and expand the range of affordability within the Schomberg community and provide greater options for residents at all stages of the life cycle.

Built form, scale and massing, and surrounding character, buildings and land uses

The Official Plan identifies specific criteria to be used to evaluate compatibility between new larger scaled development and the existing surrounding built form. The proposed development is adjacent to several low-rise residential lots, the Dufferin Marsh and environmental buffer lands and low rise commercial/residential buildings.

Building heights of up to 6 storeys can be considered with a maximum Floor Space Index of 2.5 when step backs are added to the building design to minimize visual impacts and shadowing. The compatibility of the building is also evaluated through the use of setbacks, tiering, buffering, angular plane requirements and sensitive locations for windows and balconies.

The Township's peer-review architect has carried out a detailed design review of the proposed development. Various revisions were requested and implemented to address concerns with building mass and height. The building massing and transition from abutting lots is being addressed by tiering back the building and introducing step-backs on several levels to push the building massing away from neighbouring lots.

Step backs are when a building wall stops in height and the continuation of the building above occurs at a distance further away from the wall located below. An angular plane is an urban planning tool for evaluating building height and massing from lot lines using a 45-degree inclined plane over the subject lot. The extent of the step-backs works in conjunction with a 45-degree angular plane that is used to transition building height and massing away from neighbouring properties and provide improved access to sunlight.

Site Design

The residential lot to the north includes a dwelling which is located closer to Main Street, resulting in the rear yard amenity space of the neighbour immediately adjacent to the new construction of the apartment building on two sides, if the proposal were to be approved. This location has been the focus of reshaping the building to comply with the angular plane standard resulting in the building's step backs and giving the building a tiered appearance in this location. The setbacks from the property line to the building at ground level measure 5.5 metres along the common side yard and 7.5 metres where the development is adjacent to the rear lot line. The building massing and transition at this important interface has been determined to be appropriate by the Township review architect. The interface at ground level

would be further addressed with a planting buffer consisting of hardy shrubs and a 1.8m high board fence inside the property line.

Height and Density

The Application has attempted to address height and density concerns through site location and layout where the building would be setback from the edge of Main Street in a location outside the floodplain. The existing dwelling is setback 38 metres from the Street. The existing vegetation and setbacks contribute to the unique Main Street character found in this section of the Core.

The development seeks to preserve the front yard setback and place the development behind the existing dwelling, resulting in a 56 metre (180') separation distance between the proposed 6-storey apartment building and Main Street. The setback is intended to mitigate the building height and massing as surrounding buildings, and vegetation would provide visual barriers throughout the community. Only when the building is viewed directly from the street along the frontage would the height be evident, but at an increased setback. The positioning of the new building behind the heritage dwelling would also soften the view and mitigate the view of the proposed building. The impacts of building massing and height on the community and adjacent lands has been further assessed through the submission of a Visual Impact Study (see Schedule 13 – Visual Sheds 1 to 5).

Visual Impact

A Visual Impact study was submitted in support of the Application for the purposes of evaluating the proposed building massing in relation to several viewpoints located around the Schomberg Core Area. The study was reviewed by the Township's Architectural peer review consultant, and it has been determined that it would not have a significant impact from a visual standpoint (see Appendix F).

The peer review noted that when travelling north on Main Street, the building would be obscured by other buildings and would only become visible along the frontage of the subject lot. When travelling south on Main Street, the development would be obscured by existing buildings and trees. The existing buildings along this section of Main Street have lesser setbacks to Main Street than the proposed development. This condition would result in the visual prominence of existing buildings being maintained, thereby mitigating the visual impact of the proposed building. The difference in setbacks mitigates the visual impact of the proposed building on the streetscape.

The peer review further noted that the view from Dr. Kay would be obscured by coniferous trees situated behind the Regional sewage pumping station. When travelling along Cooper Drive across the Dufferin Marsh, the proposed building would be partially visible from above the tree canopy; however, the distance separation and the total vista from this location significantly mitigates the development in the view shed. The Township's Architectural peer review consultant has concluded that the proposed development would be visible in some locations; however, the impacts have been appropriately mitigated through the building location on site, the building massing, articulation and material choices.

Shadow Study

A shadow study was submitted with the Application and reviewed by the Township's Architectural peer review consultant to determine if the proposed development would present significant shadow impacts on the public street, adjacent residential lots and the Dufferin Marsh. The review concluded that the significant setback of the building from Main Street assists in mitigating shadowing impacts relative to surrounding properties. The review took into consideration the timing and length of sunlight that adjacent properties and the Dufferin Marsh would continue to receive and found it to be acceptable. In the case of the Dufferin Marsh, it would continue to receive a minimum of 4 to 6 hours of direct sunlight year-round while the shadow cast on adjacent residential lots would be limited to rear yards after 11:00 am. The Township's Architectural peer review consultant concluded that the anticipated level of shadowing would be typical in both length and duration for the type of building as proposed by this Application.

Privacy and Overlook

The building design has been revised to mitigate the overall privacy concerns of adjacent residential lots resulting from overlook from the proposed building. The use of inset balconies on the north and west facing elevations limits the extent of view over the area as balconies do not project beyond the main building wall. Additional compatibility measures include providing frosted glass panels on the balconies of upper floors and limiting the extent of floor to ceiling glazing. Concerns over the roof-top amenity area have resulted in this space being setback an additional 2.8 metres from the roof edge and maintaining the 45-degree angular plane.

Heritage Conservation and Design

The existing heritage dwelling located on the subject property is not currently listed or designated. As such, the Township's Heritage Advisory Committee has recommended that the property be designated (see Appendix H). The requirements for stabilization, conservation, commemoration, designation and heritage easements would be identified in detail under the related Site Plan Development Agreement. The Agreement would identify the heritage obligations of the owner, require the collection of a financial security for the works and provide timelines for their completion to support and preserve the heritage value of the property into the future.

The Township Architectural peer reviewer provided comments with respect to the relational design aspects of the proposed new apartment building and the existing heritage dwelling. The review determined that the incorporation of red brick together with quoining at the corners enhances the new building's relationship with the existing house. It was further identified that the new building design appropriately does not attempt to replicate the heritage building and that the connection to the heritage building is appropriately scaled and the glazing element emphasizes the distinct nature of each portion of the building.

Landscaping and Trees

The residential properties that line Main Street to the north of the subject property contain mature vegetation and front yards. The landscape plan for the development seeks to preserve a green front yard by retaining the existing mature Norway Maple and providing a new tree that would assist in screening the proposed front yard parking. A portion of the manicured lawn would be maintained and assist with preserving the open yard character of the area (see Schedule 12). Although the development requires the removal of 23 trees, a total of 126 new species would be added and a tree compensation payment would be collected by the Township.

Access and Connections

A vehicular access from Dr. Kay Drive was explored with the Applicant. The property does not have frontage on Dr. Kay. The acquisition of additional lands belonging to the Region of York where the Dr. Kay sewage pumping station is located would be required to achieve access from the subject lands to Dr. Kay Drive. The Region of York was not supportive of the proposal and, therefore, a single access remains proposed from Main Street to support the development.

Main Street is considered a Collector Road in the Township's Transportation Master Plan. The plan seeks to protect a 20-metre road allowance and therefore the development would be subject to a conveyance of lands measuring 10 metres from the centerline of Main Street. The access to Main Street would be required to be improved and widened to accommodate traffic ingress and egress, including garbage trucks, delivery trucks and fire vehicles. The requirement to provide safe movements would require that sight lines be maintained, resulting in the loss of between 3 and 7 on-street parking spaces.

A connection to the public sidewalk is planned using a 2.1-metre-wide walkway that would connect pedestrians to a crosswalk over the drive aisle at a location between the heritage building and the main entrance to the apartment building. A pedestrian mid-block crossing of Main Street has been considered. The Applicant has submitted technical information in support of a crossing; however, the location has yet to be determined. The Applicant's information would contribute towards a future update to the Township's Transportation Master Plan and Development Charges Background Study and be considered as a potential future Public Works capital project.

Traffic

A Transportation Study was prepared and submitted in support of the Application. The study reviewed the capacity of the street network and nearby intersections, identified the anticipated traffic generation from the site and addressed opportunities to support active transportation.

Intersections

The study evaluated the nearby intersections at Main Street and Dr. Kay and Main Street and Church Street and determined that the operations at these locations showed that traffic volumes were below capacity with no queueing concerns or significant delays. The same intersections were studied with a future traffic growth rate to reflect community and

employment growth in the area and were determined to continue to operate under capacity and therefore no traffic management improvements are required.

Site Generated Traffic

The study shows that the vast majority of trips inbound and outbound during both AM and PM peak hours would occur north on Main Street rather than through the centre of the Core south to Church. As such, the overall traffic impacts from the development are not anticipated to be significant on the road system.

Parking

Parking Analysis and Requirements

The review of the Application has included extensive analysis on the matter of parking. The development is constructed on a site where environmental buffers further limit the development area available to provide parking. Furthermore, the water table is high and therefore limits the number of underground parking levels that can be accommodated and feasible. As a result, the amount of on-site parking provided is deficient with the zoning standards as follows:

Apartment Dwelling Unit parking rate of 1.25 spaces per unit x 99 units = 124 spaces

Providing 99 spaces (deficient 25 spaces)

Commercial floor area: two floors in heritage dwelling + enclosed porch measures: 247 sq.m

At a retail parking rate of 1/22 sq.m = 12 spaces

Providing 3 spaces (deficient 9 spaces)

Total required parking: 136

Total parking provided: 106

Total deficiency is 30 spaces (9 commercial and 25 residential)

Parking Justification Study

The reduced parking supply proposed by the Application is supported by a Parking Justification Study which undertook an analysis of similar developments in other municipalities and recorded actual parking demand. The parking survey data collected showed that a ratio of one parking space per apartment unit reflected the parking demand observed. The challenge with such analysis is that there are many locational factors between sites that are difficult to compare and determined to be equivalent. The study also identifies that a focus on Transportation Demand Management (TDM) measures should be considered to promote active transportation and reduced reliance on single occupant vehicle trips.

Core Area Parking Study

The Township's Core Area Parking Study prepared by IBI Group in 2018 identified four (4) off street private lots and one municipal lot containing a total of 175 parking spaces within 350 metres of the subject site. A total of 72 on-street parking spaces are located on Main Street between Dr Kay Drive and Church Street with an additional 12 spaces on Dr. Kay Drive. Parking utilization was measured and found to be below the available parking supply during Friday and Saturday peak periods.

The study includes a 10-year growth projection in parking demand which acknowledged future developments including the subject Application. The study concluded that the Schomberg Core Area is not expected to require a parking supply expansion to accommodate future growth. It identified that there would be certain periods where certain lots or sections of on-street parking may be full; however, parking options would remain available in the vicinity.

Parking Policy

The Official Plan policies anticipate that re-development of some sites in the core may not be capable of providing sufficient parking. Therefore, the parking policies of the Plan identify that reduced parking requirements are appropriate when factoring in walkability, transit options and public parking availability as follows:

- Ensure to the extent possible no significant parking impacts to nearby lots;
- Consider utilizing a cash-in-lieu of parking by-law to exempt or partially exempt development from vehicle parking requirements where public parking facilities can accommodate demand in the core;
- Consider reduced minimum off-street parking in the core, which takes into account walkability, transit and public parking availability.

Context and Regulations

The Village Core of Schomberg has a small and compact walkable centre where a variety of commercial, institutional and recreational uses are located. Additional shopping and services are located nearby, including commercial shopping at Brownsville Junction and 50 Doctor Kay Drive. A 15-minute walk from the subject property brings a pedestrian to most services and amenities in the community. Since there are no public transportation options available, residents are largely dependent on the automobile for trips outside the community. Visitors to the Core Area also arrive by automobile and require parking options.

Parking enforcement on Main Street provides for a 3-hour limit for on-street parking between April 16 to October 31st. Between November 1 and April 15, parking is prohibited between 2:00 am to 6:00 am. The municipal Green P parking lot is located approximately 350 metres from the subject site, south on Main Street, representing about a 4-minute walk. The Green P lot accommodates parking for 20 vehicles throughout the day and includes overnight parking to a maximum of 24 hours.

For comparison purposes, other similar buildings in Schomberg can be considered, including the apartment buildings located at 149 Church Street (Triumph Living) and 32 Church Street (Chestnut Manor). Triumph Living consists of 6-storey apartment building containing 127 units where the zoning required one parking space per unit with an additional 21 visitor spaces provided. Chestnut Manor is 3-storeys containing 65 units where one parking space is provided per unit in the underground level. An additional 10 visitor spaces are provided at grade together with 21 designated owner spaces. These projects proceeded without available public transportation services and prior to the advancement of technologies and trends where “work from home” options that now offer increased flexible employment options and prior to smart commuting and similar communications platforms being developed. These trends help to reduce the commuting per household and therefore reducing the number of vehicles resulting in less parking demand per household.

The subject Application focuses on smaller households supported in one-bedroom apartments units representing 80% of total units. Smaller households are expected to have fewer vehicles whereas larger households residing in larger dwelling types are expected to have more vehicles. Unlike the other developments mentioned above, the subject Application is located in the Core Area resulting in more pedestrian trips and where additional parking options are readily available.

Additional Measures

Cash-in-Lieu of Parking would apply to the parking deficit attributed to the commercial space (9 spaces) on site and the Applicant has agreed to provide a Cash-In-Lieu payment for any parking spaces removed from Main Street to accommodate the improved entrance and sight lines.

The range of permitted commercial uses for the heritage dwelling is being scoped to those uses that would be expected to generate a lower parking standard under the by-law, including retail and office uses. Higher parking demand for commercial uses such as restaurants, take-out restaurants, bakeshops and clinics would be controlled by way of a Holding Provision applying to each individual use. The removal of the Holding restriction on any use would be subject to a detailed parking study and analysis, including a review and monitoring of parking demand on the subject property once the development is occupied.

The incorporation of warning clauses into the related development agreements, agreements of purchase and sale and condominium agreements would notify potential purchasers of the parking restrictions in the community and on Main Street.

The balance achieved in this instance is that the development can supply up to 78 percent of the parking required under the Zoning By-law and where the supply of public on-street parking and a Green P parking lot provides capacity to address commercial and visitor parking overflows within convenient walking distance. Planning staff is satisfied that the reduced minimum parking supply is appropriate.

Functional Servicing and Stormwater Management

The Applicant submitted a Servicing and Stormwater Management report which identifies the site engineering for the development. The report has been reviewed by the Township's Development Engineering Division and found to be appropriate. Further details would be reviewed and addressed as an element of the detailed design stage and Site Plan Approval application.

Hydrogeology

A Hydrogeology study was undertaken to assess the potential impact of development on groundwater and nearby surface water features. The study also looked at the potential need for dewatering requirements and studied potential impacts to all wells within a 500-metre radius. A total of six (6) monitoring wells were provided to measure groundwater levels for an entire year. Since the parking garage is to be located below the groundwater elevation, short term dewatering is required with filtration during construction while long-term dewatering would not be permitted, requiring that the foundation be waterproofed.

Water and Sanitary Servicing Allocation and Capacity

A persons per unit (PPU) assignment is calculated based on the type of unit and the number of units. The Region of York has assigned a PPU for apartments in Schomberg at a rate of 2.02 persons/unit, or 200 people for the proposed development. Allocation of servicing capacity has yet to be made and is subject to Council approval in consideration of the demands for servicing within the Village. Therefore, a condition would be added to the lifting of the Holding symbol to require the Applicant to receive allocation prior to issuance of a Building Permit.

The Township's consulting engineer has advised that the existing water network would have sufficient pressure to accommodate the maximum required fire flows from the proposed development without requiring any upgrades to the system. Further, a review of the Township's Wastewater Master Plan Model indicates that the reserve capacity in the downstream sewer pipes is sufficient to accommodate the proposed additional design flows from the proposed development.

Natural Heritage

The subject property is partially within a floodplain of the Schomberg River and tributaries. The site also contains several hedgerows and mature trees but is largely occupied by residential uses and accessory buildings together with manicured lawns. There are no environmentally significant features located on the property. The adjacent lands to the south and east of the subject lands consist of the Dufferin Marsh, a cultural meadow and treed areas (see Schedule 14 - Environmental Constraints Map).

An Environmental Impact Study (EIS) was conducted to determine the nature and extent of natural heritage features and their functions and identify potential impacts of the development. A breeding bird survey and passive bat survey were undertaken together with a habitat-based approach used to evaluate species of conservation concern. No rare vegetation or significant wildlife habitat were identified on the subject property. The EIS

concluded that the environmental buffers to the wetland and the dripline to the treed areas would provide sufficient protection for wildlife and environmental features offsite.

The development limit on the property has been established with fieldwork undertaken in consultation with the Lake Simcoe Region Conservation Authority (LSRCA) and in accordance with the policies established by the Region of York and Township of King Official Plans. A 30-metre minimum vegetation protection buffer is applied from the edge of the wetland and encroaches upon the southern portion of the subject property. The buffer area is proposed to be placed in an Environmental Protection (EP) zone under the proposed site-specific by-law.

Floodplain Planning

The subject property is surrounded by an area susceptible to extensive flooding from the Schomberg River and its tributaries and as such, a Floodplain analysis was submitted in support of the Application. The existing dwelling and proposed apartment building are located outside of the floodplain while the access driveway and some outdoor parking areas are located within the floodplain. The Schomberg Special Policy Area provisions in the Township's Official Plan allow for development in the floodplain subject to the approval of the LSRCA.

Agency review

The subject Applications have been circulated for review to various internal Township Departments and external agencies. All agencies and Departments have advised of no objection to the Zoning By-law Application or have identified no significant concerns from a feasibility perspective (refer to Appendices E to K).

5. Financial Considerations

The property at 326 Main Street Schomberg is currently assessed as residential valued \$795,000 current value assessment (CVA). As of June 12, 2025, the property account is current.

All associated fees have been submitted in addition, any external costs incurred by the Township through the processing and review of this application will be recovered by the applicant in accordance with the Township's standard practice and the acknowledgement through the application form.

Development charges would be applicable as well as Cash in Lieu (CIL) of parkland. CIL would be payable and based on the appraised value of the property as at the date of building permit issuance. The appraisal must be prepared within 6 months of building permit issuance.

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 Townships 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), associated Objective(s) and/or Key Action(s):

Priority Areas: A Greener Future, Complete Communities

This report is in alignment with the CSP’s ‘Priority Areas’ that include fostering a ‘Greener Future’ and ‘Complete Communities’. The subject zoning by-law amendment application for a new 6-storey apartment building has been reviewed in the context of the Township’s Corporate Strategic Plan and is consistent with the objectives of providing for intensification in the Core Area of Schomberg and thereby supporting a walkable community and adding much needed housing supply to the municipality.

7. Conclusion

The purpose of this Report is to provide recommendations to Council with respect to the Zoning By-law Amendment Application to facilitate the proposed 6-storey apartment building. Planning Staff is satisfied that the review has advanced, and that the Application is consistent with the objectives of the Township’s Official Plan, the PPS 2024, the York Region Official Plan as it applies to King and the Greenbelt Plan and represents good land use planning.

The proposed development would be further evaluated through the Site Plan Approval application process and the timing of development would be contingent on satisfying the conditions identified for the Holding provision. As such, Planning Staff respectfully recommends that it is appropriate for Council to support the proposed Zoning By-law Amendment Application.

8. Attachments

Schedules

1. Location Map
2. Aerial Photo
3. Site Plans (D1.1) and (D1.2)
4. Area Plan – Level P1 (D3.1)
5. Area Plan – Level 1 (D3.2)
6. Area Plan – Mech. Penthouse & Roof (D3.8)
7. Site Sections (D1.3)
8. Elevations (D4.1)
9. Elevations (D4.2)
10. Shadow Study (D1.6)
11. Perspectives (4 sheets)
12. Landscape Plan (L1)
13. Visual Sheds 1 to 5
14. Environmental Constraints Map

Appendices

- A. Summary of Zoning Requirements and Proposal
- B. Summary of Zoning Requirements – Definitions & General Provisions
- C. Summary of Public Comments and Planning Responses
- D. Public Comments received at PIC, April 30, 2025
- E. Brook McIlroy memorandum (Visual and Shadow) dated, July 22, 2024
- F. Brook McIlroy memorandum (Building Transition, Massing, etc.) July 22, 2024
- G. Burnside Letter dated, August 26, 2024
- H. Heritage Coordinator comments dated, July 10, 2023
- I. LSRCA Letter dated, July 25, 2024
- J. LSRCA Conditions dated, July 29, 2024
- K. Region of York email dated, July 26, 2024
- L. Draft Zoning By-law Amendment 2025-050

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