

Bruce Craig

June 17, 2025

To: King Township Mayor Pellegrini and Members of Council

Re: Report Number: GMS-PL-2025-035. 15 Charles Street.

I have reviewed the staff report and the discussion about definition of neighbourhood, and I'd like to highlight some observations and reflections, and to make two recommendations.

While I appreciate the interest and direction of the proponent in adding to intensification within King City by creating two lots from one, presently I believe this application is premature and should be deferred for the following reasons:

In my view under the Township of King Official Plan (2019) the "established neighbourhood" to consider is the neighbourhood on the **north side** of King Road, which I understand was established over 60 years ago, and has a **distinct** lot fabric and character. The much newer subdivision on the south side of King Road with the multi-unit residential building, a large number of single-detached houses and a section with townhouses has a very different character and lot fabric. King Road is a prominent roadway which separates the two areas. In my view, it is best **not** to blend these very different and distinct neighbourhoods.

I also note the following comment in the staff report, Page 4:

"The subject property is located within the Village Site Specific Policy Area 9 (V-SSPA 9) which recognizes that lands located along King Road between Charles Street and John Street merit further study for low-rise residential or mixed-use redevelopment. These policies direct the Township to conduct a study to determine the appropriate long-term use for those lands fronting onto King Road. The Township is currently undertaking a review of the Our King Official Plan."

It is clear from recent background information received through Phase 1 and 2 of the Official Plan Review, that King City is designated to grow substantially and over half of the proposed growth needs to happen through well-planned intensification. The lands along the north side of King Road between Charles St. and John St. are recommended for further study with intensification in view. More intense forms of residential development may be preferred along the King Road corridor rather than constructing two single-detached homes on lots of each approximately 650 m², on Charles Street within the Village Site Specific Policy Area 9 (V-SSPA 9).

I recommend that the current application for severance at 15 Charles Street should follow the present definition for neighbourhood contained in the Official Plan, and that the lot fabric and adjacent lots on Charles Street and James Street should be the measure to follow as described in the policies of the Official Plan.

I believe that the Official Plan Review is the place and process to follow in redefining the definition of neighbourhood, and not through a site-specific application.

With respect, in the best interests of wise long-term planning in King City, meeting intensification goals, and ensuring consistency in future development along this section of King Road, I recommend that this application be deferred, and that the proponent wait until the Official Plan Review is completed with the revised policies for Village Site Specific Policy Area 9 (V-SSPA 9), and then consider appropriate options for redevelopment on the lot at 15 Charles St.

Thank you for your consideration of these comments and for the opportunity to comment on the application.

Respectfully and sincerely, J. Bruce Craig
Resident, King City