

Catherine Flear

Tues 2025-06-17 9:01 AM

King Township Council  
2585 King Road, King City, Ontario L7B 1A1

June 17, 2025

**RE: Council Agenda 9.3  
Zoning By-law Amendment Application – 326 Main Street, Schomberg**

Dear Mayor Pelligrini and King Township Councillors,

Schomberg is unique and cherished, not just by residents, but by many people living inside and outside of the Township. I personally visit it every opportunity I have. This is where I meet up with friends and bring my visitors from overseas so they can experience this charming village. I just love meandering along its welcoming and interesting Main Street.

This proposed development is simply the wrong one for this location – on the historic Main Street, directly across from the heritage Community Centre that was recently refurbished by the Township. Put simply, it just does not meet the character of the village. There are a multitude of reasons why this so. Here is a brief outline of just a few of the problems with this proposed development:

- It will tower over a major section of the core area of Schomberg. Despite feedback from the community at two public planning meetings, this second proposal now includes increasing, not decreasing, the height of this building an additional 2.86 metres or 9.38 feet.
- This building will be sitting at the top of a hill adding to its dominance on Main Street. Although the report attempts to provide a rationale, that really this building won't be that noticeable from various viewpoints except when standing in front of it, I just don't buy it. The reality is, that Main Street in Schomberg is made up of many heritage low-rise houses and buildings, the tallest being 3 storeys. This building will sit like a monolith in their midst. A modern building of this size and design simply does not belong on Schomberg's historic Main Street. A lower building of 3 storeys, although still out of place, would be less intolerable.
- I was disappointed to see that the number of units went up by 27 to 99 units, rather than being reduced, creating increased density. There has been no conscious attempt to make even a small portion of the units affordable.

- Despite this increase in the number of units, the number of parking spots being provided has been reduced by 5 spaces to 106 spaces. Given that there is no public transit in the village, a car will be required for each unit. That leaves only 7 parking spots for visitors or people using the planned retail area. Main Street itself will provide only minimal parking options as it is already overcrowded with parked cars on both sides, with several spaces being lost to accommodate the entrance to this building, and there is limited municipal parking in the village. I simply do not believe that the trend of people working from home as proposed in this report will really solve the parking problem. Clearly the need to reduce the intensification of this project, that was expressed by the public at both open houses, is being ignored.
- Twenty-three trees will be removed from this property, but we are meant to feel good that a mature Norway Maple, an invasive species, will be saved. It is great that 126 new species would be added, and a tree compensation payment will be collected by the Township, but it will be years before the portion that are trees reach maturity.
- I am deeply concerned that this project will have a detrimental impact on the health of the Dufferin Marsh and the wildlife that call it home. This project is situated on the edge of the Marsh, near a floodplain, and the water table is so high they are only able to accommodate one level of underground parking. Although the report provides a description of what will be done to prevent contamination of the Marsh during and after construction, there is no guarantee that these remedies are foolproof. If these measures fail in any way, this natural gem in the heart of this village could be affected irreparably.
- Staff have attempted to appease many of the concerns expressed by the public by running them by an unnamed architectural peer review consultant and taking this person's word that these problems can be readily addressed. This approach is providing no level of assurance to me that these concerns are being responsibly addressed and is frankly insulting.

I have lived in King City, just northwest of the main intersection, for almost 50 years. I knew it when King Road was lined with beautiful Maple trees. My 3-year-old son would ride his tricycle along King Road as I walked to the library to get books out for him because it was safe to do so then. Governments at the time, in their wisdom, subsequently cut down all the trees and widened King Road creating a four-lane highway that exists today. Although many efforts have been made recently to calm the traffic, and soften the impact of this decision, very few people walk to the library anymore as we are met by streams of cars and trucks, stirring up dust and creating a feeling of dis-ease and potential danger.

This is an important opportunity for King Township Council to represent the well reasoned wishes of its constituents, to say “no” to this project and send it back to the drawing board or better still, the garbage heap. If you vote “yes” for this development, it will have long-lasting negative consequences for this beautiful village that will never be reconciled.

I am aware that if Council turns down this application it can be appealed to the OLT by the applicant. Sometimes, things are just worth fighting for despite the effort and cost that will be involved. Think about how King City has been destroyed by decisions made in their wisdom in the past and don't let history repeat itself. Please save the precious and cherished village of Schomberg.