

Township of King Council Meeting June 17th, 2025
326 Main Street - Zoning By-law Amendment (Z-2021-14)

Delegate: Kayly Robbins, Weston Consulting

Speaking Notes:

- Thank you to Township staff for their detailed Report and recommendation for approval.
- The development proposal was reviewed over the past 3.5 years, with the first submission in December 2021. The proposal before Council today is a result of extensive review and collaboration with Township staff, Township peer reviewers including the Township's architect, Transportation Engineer and LSRCA and is also informed by comments from the Public Meeting, and Official Plan policies.
- The development will meet the objectives and policies of the Official Plan of providing a range of commercial and residential uses in Schomberg in a compact form and will support the revitalization and intensification of the Village Core. More specifically, the Official Plan permits development up to 6-storeys subject to certain criteria. This criterion has been achieved through establishing an angular plane from the properties along Main Street, in other words, cantilevering the building, being under the maximum density, and providing buffers to adjacent properties.
- The massing of the building is a result of comprehensive review by the Township's architect; the recommendations from the Townships architect were implemented and informed the design of tiering the building, providing greater setbacks to the adjacent properties and providing step-backs at the upper floors.
- The proposal integrates the existing heritage building and preserves its prominence and frontage on Main Street.
- The proposed development will expand the housing opportunities in Schomberg, with smaller sized units, and will also expand affordability and attainability for new residents to join this community.
- Furthermore, the proposal provides for the preservation of the existing heritage building and provides for the protection of the adjacent Dufferin Marsh, with the development limit established with the LSRCA and implementation of a 30-metre vegetation buffer with enhanced plantings.
- Lastly, this proposal will bring new residents and businesses to Schomberg, and significantly increase foot traffic along Main Street to further support the existing local businesses.

Thank you.