

June 17, 2025

Township Clerk
Township of King
2585 King Road
King City, ON L7B 1A1

Re: 326 Main Street Schomberg Proposed development

Attention: Township Clerk

I am owner of the property at [REDACTED]. My property is adjacent to a portion of 326 Main Street. I have concerns about the proposed development as noted below.

The proposed building does not meet the three story bi-law restriction for Main Street. The three story restriction was well thought out and should not be overruled. Since the property is on high ground it will look even higher and not conform at all to the look and feel of the Main Street neighbourhood. Essentially, it will tower seven stories above Main Street.

The amount of dwellings and parking spaces in the proposed reconstruction increases the population density substantially. Main Street is a narrow street and is already problematic during periods of the day when excess traffic tries to flow. If the proposed property removes any parking spaces from the street, which I understand it will, then an equivalent number of parking spaces within the "restaurant portion" of the proposed property should be allocated with signage for public use, perhaps with a two hour time limit. Adding density and removing public parking from an already challenged street is not in any kind of community spirit.

The sight lines from the back portion of my property will be dramatically disturbed. Presently, the Dufferin marsh lies behind my property. With a new mid-rise construction and parking spaces planned, my property value may be negatively impacted.

We are in a time of climate change. King Township should be conscious that Main Street Schomberg is a flood plain, and new construction should be purposed to withstand the effects of climate change. Hurricane Hazel of 1954 left Schomberg Main Street under water. This will happen again and likely more often in the future. Minimal or no underground parking or below ground dwellings should be established on the proposed build site. The ground is level with the Dufferin marsh and severe weather will cause serious damage to livable or otherwise functional structures built below ground level.

I do not support the construction of another lane way behind my property to allow traffic to flow out of the property onto Doctor Kay Drive. The marsh is an integral nature preserve within the community and further construction of driveways so close to the marsh would negatively impact the wildlife in the area.

I'm fine with construction of a three story building with minimal or no below ground facilities. A smaller footprint and less height would blend in with the existing community. A smaller building will also have less negative impact on the marsh.

Sincerely,



Miles C. Santo

[REDACTED]