

Residents concerned by another subdivision proposal in King City

By Angela Gismondi

Residents living in rural King City are keeping a close eye on another residential subdivision.

The subdivision, proposed by the landowner Dinardo and Sons Ltd., is located on the east side of Keele Street, north of Dinardo Court and Carmichael Crescent.

The proposed zoning bylaw amendment and plan of subdivision submitted by the applicant, proposes the development of a residential plan of subdivision consisting of a range of lot sizes for single detached homes, reported Stephen Kitchen, director of planning for the Township of King, to a full house at the public meeting Monday. The plan also includes blocks for environmental protection and environmental buffer, an extension of Carmichael Crescent to Keele Street. The lands are currently being used for agricultural purposes and are surrounding by residential subdivisions and environmental lands.

The applicant is proposing to build 34 single detached homes on about 30 acres. The lands represent the third and final phase of the Dinardo subdivision which was originally draft plan approved by the Region of York in March 1986. The first two phases (Carmichael Crescent and Dinardo Court) were constructed over a number of years, with the last phase completed in 2001.

Mayor Steve Pellegrini asked Kitchen if it is necessary to deal with the application at this time.

"This is before us because you deemed it a complete application," said Pellegrini, adding that once the application is received, Township staff has 180 days to begin processing the application. "Your department is swamped at this time with other applications that are further along. Can we say to the applicant 'come back in a year?' I guess we could but they could take it to the OMB (Ontario Municipal Board) if we don't do it within 180 days. We've been burned on this before."

Kitchen responded that for most developers, as long as they are getting feedback from municipal staff, they are satisfied and don't expect everything to be complete in the 180-day timeframe.

Michael Pelleck, a senior planner at EMC Group, came forward representing the applicant. He said the proposed subdivision is premised on the long-awaited extension of Carmichael Crescent. He explained the homes will be on large lots and will range from 5,500 to 6,000 square feet.

"It's fairly comparable to what currently exists along DiNardo Court now," said Pelleck.

Brian Pritchard, chair of the Kingscross Estates Ratepayers Association representing 171 residents, said he was experiencing déjà vu, after just finishing the Marylake Estates fight at the OMB.

"We didn't see this coming," he said. "There is going to be development on that land but it's how it's done that is the important part." He is particularly concerned for those backing onto the proposed subdivision.

"I feel a lot of empathy for people who have four or five lots backing onto them," said Pritchard. "I don't think it respects what was originally contemplated for the lands or what those lands could be used for."

One thing that can be learned from the Marylake Estates battle at the OMB is that residents and developers need to work together to create a plan that is fair for everyone, he said.

"It cost everyone a lot of time and money," said Pritchard. "What I would urge is that council send a clear message that the developer should sit down and work with the residents. If you can bring the parties together and be reasonable, you will get the job done."

Mayor Steve Pellegrini agreed.

"Working with residents has been a success story in King," said Pellegrini.

Pellegrini also suggested that some kind of a signalized intersection may be needed in the area to control the traffic.

"To say you don't need turning lanes and signals, we need them there now and the homes aren't even in yet," said Pellegrini.

The matter was referred back to staff for further review.