

Subdivision density concerns residents

By **Angela Gismondi**

Residents living in King City are concerned about the density of a subdivision proposed in the community.

A public meeting was held on the matter June 24. Gaspare Ritacca, of the township's planning department, explained the lands are located at the northwest corner of Dew Street and King Boulevard near King Road. The property is comprised of four properties, the three most easterly lots each supported a single detached dwelling which is now under demolition.

The landowner is now proposing to redevelop the lands with a residential subdivision consisting of 12 semi-detached units and 27 freehold townhomes on a 1.55-hectare (3.83-acre) property. In order to facilitate the development of this many units in this area, the applicant is asking for an official plan amendment to redesignate the lands from existing low density to medium density residential. Murray Evans, the agent for the applicant, said the location is appropriate for medium density housing, especially since there is already a variety of housing stock available in that area.

"This property is in a very good location," said Evans. "We want to provide affordable housing for people so they can stay in the community. It provides a supply of housing that is needed in the community."

He added that while members of the community may have concerns, the developer is committed to making sure the subdivision integrates with the existing community.

"The challenge is for my client to intensify this location and make it blend, make it fit into the community. There is a very long-standing, stable community here. This will be a change? I am not pretend and tell you it's not but hopefully it will be for the good."

Residents had the opportunity to come before council to share their concerns about the proposed subdivision.

Alicia Richards was worried about the carbon footprint of the subdivision.

"They're going to be taking away a lot of trees and I want to know what they're going to do to replace it," she asked. "I live in King because it's green and taking away land to put in housing that doesn't fit in the community. It doesn't make sense to me."

Local resident Helen Bazzo said she has a petition with over 100 signatures asking council to oppose changing the designation in the area from low to medium density.

"It's not a good location," she said. "You're putting 80 additional cars in an area with a public school ... Is this the kind of intensification we're looking for?"

She pointed out that even 10 homes on the property would be considered intensification in the area.

Peter Nufrio agreed. He said the developer should build eight or nine homes on the property but no more than that.

"This takes everything away that King stands for, it destroys it," he said. "We'll make it Maple, it's no longer King Township. That's what we're doing."

Many residents were concerned about the traffic increase the proposed subdivision would cause and the safety of the school children in the area.

"It's a recipe for disaster, there have been so many near-accidents there," said local resident Jody Pollack.

The application was received and referred back to staff for a further report.