

**From:** JEFF CECILIO [REDACTED]  
**Sent:** September 23, 2024 11:31 AM  
**To:** Clerks  
**Subject:** Concerns Regarding the Doctors Lane Conceptual Neighbourhood Plan – King City, Ontario

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*“ To whom it may concern”*

*This letter is to express my concerns regarding certain aspects of the Doctors Lane Conceptual Neighbourhood Plan, specifically the proposal for mixed use residential. While the initiative to redevelop and revitalize this area of King City is commendable, I believe that this particular aspect of the plan poses significant challenges for both the community and the long-term sustainability of the neighbourhood.*

*One of the most immediate concerns is the potential impact on traffic congestion. The introduction of small frontage lots would likely lead to a higher density of homes in a relatively compact area. While density can be beneficial in certain contexts, the existing infrastructure around Doctors Lane may not be equipped to handle the increased traffic flow that would inevitably accompany more residents and vehicles.*

*King City's charm lies in its balance between growth and maintaining a peaceful, semi-rural atmosphere. Allowing for smaller lots with limited frontage would contribute to overcrowding and exacerbate traffic issues in a community already dealing with increased development. Without significant upgrades to roadways, traffic management, and parking solutions, the proposed density could disrupt the ease of movement within the neighbourhood, diminishing the quality of life for both current and future residents.*

*Moreover, the introduction of small frontage lots is likely to have a detrimental effect on the overall value and aesthetic of the neighbourhood. King City is known for its spacious properties, offering residents a blend of privacy, open space, and a unique suburban-rural environment. The development of smaller lots would change the character of the neighbourhood, making it feel more cramped and out of alignment with the community's established identity.*

*From a property value perspective, mixed residential could lead to reduced desirability, particularly for families and individuals who are drawn to King City for its expansive properties and tranquil atmosphere. This shift in housing typology could reduce the exclusivity and appeal that currently defines the area, ultimately impacting long-term property values.*

*While I fully support the revitalization of the Doctors Lane area, I believe that any new development should prioritize low-density housing that complements the existing character of King City. Larger frontage lots and fewer units per acre would help maintain the neighbourhood's appeal while still allowing for growth and improvement. Additionally, the development should include provisions for green spaces and maintain the natural beauty that is central to King City's identity.*

*This balanced approach would ensure that we do not sacrifice the qualities that make King City unique for the sake of increased density, which may not be suited to this specific area. It would also mitigate the strain on existing infrastructure and preserve the long-term value of both current and future properties.*

*In summary, while the Doctors Lane Conceptual Neighbourhood Plan offers an opportunity for positive development, I urge planners to reconsider the inclusion of mixed use residential in favour of a more thoughtful, low-density approach. By maintaining larger properties and addressing traffic and infrastructure concerns, the plan can better serve both current residents and future generations, preserving the essence of King City while accommodating responsible growth.*

Regards,

Jeff Cecilio

[REDACTED]