

October 7 2024

Re: 24 Banner Lane Council Public Planning Meeting

To whom it may concern,

My name is Christine Giambattista and I live at [REDACTED]. My husband Tony and I are writing to express our objection to the building of the four storey apartment at 24 Banner Lane. This proposal, to build this huge building in the inside neighbourhood is not consistent with the character of the surrounding area. Also, the fact that there is already the condominium being built across the street, adding another condominium/apartment at 24 Banner Lane will make traffic impossible to deal with. I am not sure why there is only one exit for the condominium being build currently because this one single exit will create a traffic nightmare, which residents are already dreading because occupancy seems to be occurring within the next year. Adding another condominium at 24 Banner Lane, will make traffic impossible to deal with. For neighbours trying to get out to major roads like King Rd or Keele Street, these inside streets will become similar to a maze.

In addition to the traffic nightmare that this proposed four storey building will create or add to, this type of high density building and very tall building, does not belong on that residential lot. If this building receives approval, it will create a precedent for other residents to potentially divide their lot, or place similar apartment/condominium buildings on which will completely ruin the character and appeal of this very established neighbourhood. This particular area of King City is as you all know, very desirable, to the point where people are willing to pay two million dollars to simply tear down a home to build their dream home. It has also been the area chosen for multiple Princess Margaret Lottery homes to be built on. In fact, recently when I went to see the latest lottery home on Hollingsworth, I overheard various people who were from other areas comment on how "lovely" the area is with "beautiful homes, on spacious lots" - it made me feel so proud of hearing others speak so highly of our neighbourhood, but on the other hand, I immediately thought how this 24 Banner Lane proposal (along with some of the Doctors Lane proposal), will ruin the character of this "lovely" neighbourhood, a very established one.

As a resident of this neighbourhood I do not see any benefit other than monetary in the proposed building at 24 Banner Lane. Allowing this proposal will add to huge traffic problems in the entire neighbourhood, will be an eye sore to the neighbouring community, and will create a precedence for others to create significant changes to their property which will go against the character of the neighbourhood. A couple of years ago, I remember a neighbour on Warren Road wanted to divide his lot to build two homes, and actually the frontage would have been both over 75 feet for each proposed home, however, he was denied to do so. Considering this, it would seem that this proposal for 24 Banner Lane should not even be a consideration.

This request to "amend the Schomberg and King City Urban Areas, Zoning By-law #2017-66, to facilitate the rezoning of the subject property from 'R1C' - Residential – Singled Detached "C" to 'R4' - Residential – Apartment..." is very concerning and should not be granted. The lots in our neighbourhood designated as "R1C" Residential Singled Detached" should REMAIN SO. Granting this proposal does not bring any value to the area, and creates or adds to traffic that has already become very difficult to deal with and in future, will truly be a real problem. I hope that the decision

is made to protect our neighbourhood lots, and not allow them to turn them into something they were never intended to be.

Sincerely,

Christine and Tony Giambattista