



Concerned Citizens of King Township

October 7, 2024

To: Mayor Pellegrini and Members of King Township Council
With copies to Township Planning and to Malone Given Parsons Ltd.

**Re: Zoning By-law Amendment Application re: 24 Banner Lane
File Number: Z-2024-09**

Address: 24 Banner Lane, King City, ON Plan M 1565, Lot 4

Please receive the CCKT comments organized in two sections:

A. Positive Features Noted, and B. Recommendations.

Each point has been numbered. Thank you.

A. Positive Features Noted.

1. This proposed condominium apartment building at 24 Banner Lane appears to be appropriately located within the Core Area designation – immediately behind commercial uses on King Road, and across the street from the six-storey condominium building which is nearing completion.
2. Four storeys with tiering for the fourth floor would bring a suitable transition from the higher densities and heights on King Road to the low density neighbourhood to the south.
3. This building would be close to a number of amenities to encourage active transportation.
4. Including one, two and three bedroom units is very positive.

B. Recommendations:

Based on the **ThinKING Green Development Standards Program**, and similar programs, this building would be an excellent candidate for:

5. *Air-Source Heat Pumps* for heating, cooling and hot water.
 - This would reduce carbon emissions and help achieve the long term goal of net zero.

- This would result in significant long term cost savings for heating and cooling for the residents of the building in comparison to the use of natural gas.
- This would provide a building free from combustion (natural gas), a healthier environment, and even, comfortable heating and cooling year round.

6. Install conduit, wiring in preparation for installing chargers for electric vehicles in the parking garage.

3.5b Parking – Electric Vehicle Charging – Residential

7. Install conduit and wiring for rooftop solar PV panels.

2.1 Alternative Energy Systems – Solar Readiness

8. Use of light coloured building materials for the roof, the mechanical housing on the roof and for all the walls of the building, plus hardscaping.

1.1. Heat Island Effect – Non-roof. 1.2 Heat Island Effect – Roofing

Thinking of the need for **Diversified Housing**

9. Ensure that at least 25% of the units are “affordable”, and that all other units are considered attainable for middle income earners.

5.4 Housing Diversity

Thank you for your consideration of the above comments.

Sincerely, Bruce Craig, Chair, Concerned Citizens of King Township