



The Corporation of the Township of King  
**Council Public Planning Meeting Minutes**

**Meeting #4**  
**October 7, 2024, 6:00 p.m.**  
**Council Chambers**  
**2585 King Road, King City, ON**

Council Present: Mayor Pellegrini  
Jordan Cescolini  
Councillor Boyd  
Councillor Anstey  
Councillor Asselstine  
Councillor Schaefer  
Councillor Eek

Staff Present: Denny Timm, Township Clerk  
Adam Foran, Deputy Clerk  
Diane Moratto, Administrative Clerk - Council/Committee  
Gaspere Ritacca, Manager of Planning & Development

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**1. Call to Order**

The Chair called the meeting to order at 6:00 p.m.

**2. Roll Call**

The Clerk confirmed a quorum was present.

**3. Introduction of Addendum Items**

The Clerk advised that correspondence has been received and circulated prior to this evening's Council Public Planning Meeting for Item #7.1 - GMS-PL-2024-29 - Highway 11 Corridor Study and Item #7.2 - GMS-PL-2024-028 - Zoning By-law Amendment - 24 Banner Lane.

**4. Approval of Agenda**

**Moved by:** Councillor Eek  
**Seconded by:** Councillor Schaefer

That the agenda for the October 7, 2024 Council Public Planning Meeting be approved, as amended.

**Carried**

**5. Declarations of Pecuniary Interest**

None.

**6. Mayor's Comments**

Mayor Pellegrini advised that effective immediately, planning notices for new development and heritage notices will no longer be printed in the King Weekly Sentinel newspaper. Residents can opt to receive email notifications by signing up at [king.ca/subscribe](http://king.ca/subscribe) for a quick and effective way to ensure you don't miss the latest news.

**7. Public Planning Meetings**

**7.1 Highway 11 Corridor Study Statutory Meeting**

Kristen Harrison, Manager of Policy Planning, introduced Robert Rappolt, WSP, who provided a slide presentation overview of the Highway 11 Corridor Study.

**Deputations**

Ryan Mino-Leahan, KLM, provided comments on the Highway 11 Corridor Study, draft Official Plan Amendment and draft Zoning By-law Amendment.

Staff and Robert Rappolt responded to questions.

**Moved by:** Councillor Eek

**Seconded by:** Councillor Schaefer

That Council receive Report GMS-PL-2024-29 and refer back to Staff for a further Recommendation Report to be presented to Council following the receipt and review of all Council, public, Agency and Department comments.

**Carried**

**7.2 Zoning By-law Amendment Application re: 24 Banner Lane**

Alexander Gambin, Planner, provided a slide presentation overview of the proposal.

Staff responded to questions.

Catalina Cardenas, Malone Given Parson, provided a slide presentation overview of the proposal on behalf of the applicant.

Caralina Cardenas responded to questions.

There were no comments from the public.

**Moved by:** Jordan Cescolini

**Seconded by:** Councillor Boyd

That Report GMS-PL-2024-028 be received and referred back to Staff for a future recommendation report to be presented to Council upon receipt and review of all relevant Township Departments, Council, and public comments.

**Carried**

**8. Confirmation of Proceedings By-Law**

**Moved by:** Councillor Asselstine

**Seconded by:** Councillor Schaefer

That Council read a first, second, and third time, and enact Confirmation By-law 2024-077.

**Carried**

**8.1 By-law 2024-077 - Confirmation of Proceedings**

**9. Adjournment**

The Chair adjourned the meeting at 7:51 p.m.

**10. Notices**

**10.1 Open House and Public Meeting re Highway 11 Corridor OPA and Zoning By-law**

**10.2 Public Planning Meeting re Zoning By-law Amendment - 24 Banner Lane**

**11. CORRESPONDENCE**

**11.1 Item #7.1 - Highway 11 Corridor Study**

11.1.1 Amber Stewart

11.1.2 Len Payne

**11.2 Item #7.2 - ZBL Amendment - 24 Banner Lane**

11.2.1 Bruce Craig (CCKT)

11.2.2 Christine Rodrigues

11.2.3 Paria Kargar

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Steve Pellegrini  
Mayor

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Denny Timm  
Township Clerk



## Concerned Citizens of King Township

[www.cckt.ca](http://www.cckt.ca)

Box 875, King City, ON. L7B 1A9

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

## Alexander Gambin

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**Subject:** FW: 24 Banner Lane 4 storey building proposal

-----Original Message-----

From: Christine RODRIGUES [REDACTED]

Sent: October 7, 2024 10:26 AM

To: Clerks <Clerks@king.ca>

Subject: 24 Banner Lane 4 storey building proposal

[Some people who received this message don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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To whom it may concern,

My name is Christine Giambattista and I live at 104 Kingslynn Drive. 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

## Alexander Gambin

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**Subject:** FW: File Number Z-2020-09 (24 Banner Lane, L7B 1K2)

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**From:** Paria [REDACTED]  
**Sent:** October 7, 2024 6:59 PM  
**To:** Clerks <Clerks@king.ca>; Clerks <Clerks@king.ca>; Alexander Gambin <agambin@king.ca>  
**Subject:** File Number Z-2020-09 (24 Banner Lane, L7B 1K2)

[REDACTED] [Learn why this is important](#)

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To: King City

Alexander Gambin [agambin@king.ca](mailto:agambin@king.ca) and [clerks@king.ca](mailto:clerks@king.ca)  
Re: File Number Z-2020-09 (24 Banner Lane, L7B 1K2)

From: [22 Patton Street, King City, L7B 1G4](#)

We are so excited to see another new development in our area! We believe it gives a dynamic boost to the neighbourhood. We are in support of this development.

Regards,

Paria Kargaran,