

Council Meeting Feb.9/26 re: 24 Banner Lane

Clerk of the Township of King

2585 King Road, King City L7B 1A1

Submitted via email to clerks@king.ca , February 9, 2026

Re: Council meeting, Monday, February 9, 2026 at 6:00 pm

Council Chambers, 2585 King Road, King City, ON

Good evening Mayor Pellegrini and Members of Council:

I am writing to express my opposition to the proposed four-storey, 16-unit residential development at 24 Banner Lane that would require a redesignation of the property from single dwelling residential use.

While I understand that this specific property may be identified within the “Village Core” designation and may technically permit this type of development, the reality is that the property is located on a residential street that is otherwise fully characterized as an established neighbourhood. The surrounding homes are situated on large lots and consist entirely of single-family dwellings. Introducing a four-storey, multi-unit building on this street would be incompatible with the existing scale, density, and character of the neighbourhood and would significantly alter the streetscape.

It is particularly concerning that a single property designated as Village Core could disrupt the integrity of an otherwise cohesive residential street. This type of development would negatively impact the visual character of the street and introduce increased traffic into calm interior streets that were designed primarily for local residential use.

In addition, traffic pressures in this area are already expected to increase significantly once the Zancor condominium development on King Road is fully occupied. As traffic volumes grow from approved developments along main corridors, interior residential streets will inevitably begin to feel the spillover effects. Approving additional intensified development on these interior streets will only compound existing and future traffic concerns, further diminishing safety and quality of life for residents.

I also recognize that Ward 1 in King City is already a primary focus area within the King Official Plan review, largely due to its proximity to the GO Train and the need to accommodate growth. While growth is important, it should be directed in a manner that respects established neighbourhoods. Higher density and intensified development would be far more appropriate along main corridors such as Keele Street and King Road, where infrastructure, traffic capacity, and existing land use patterns are better suited to accommodate it. Interior residential streets should be protected from this level of intensification.

For these reasons, I respectfully request that Council not support the proposed redesignation and development at this location.

Thank you for your time and consideration.

Sincerely,

Tony and Christine Giambattista