

From: [Joe Andreoli](#)
To: [Rosanna DeFrancesca](#); [Maurizio Bevilacqua](#); [Mario Ferri](#); [Gino Rosati](#); [Marilyn Iafrate](#); [Adriano Volpentesta](#); [Gila Martow](#); [Chris Ainsworth](#); [Linda Jackson](#); [Clerks@vaughan.ca](#); [Steven Del Duca](#)
Cc: info@westondownsra.ca
Subject: [External] Support Proper Planning - Listen to The Citizens Of Vaughan & York Region Planners
Date: December-10-23 5:29:45 PM
Attachments: [We need your help Dec 10 2023.docx](#)

Attached, please find a letter detailing why this email was sent. Please listen to the city planners and to the community. This project at HWY 400 & Langstaff does not make sense. These are prestigious employment lands. You folks are ruining Vaughan. Listen to the people that put you in those seats. Stop the madness. Focus on decreasing crime and traffic. This project will only make crime and traffic go up. Common sense tells you this. No community member will ever vote for those that do not support the interests of the community moving forward. We are opposed to these idiotic exemptions for builders. Use common sense. Again, focus on traffic gridlock and crime. People are afraid to walk the streets alone and are afraid to leave their homes for fear of being burglarized.

On Tuesday, December 5th, 2023, the Vaughan Mayor and City Councillors recommended the approval of an application by Battacorp Holdings for a development of four high rise apartment buildings on the lands at Langstaff and Highway 400, which currently houses the Husky gas station. The proposal includes two 32-story buildings and two 35-story buildings, for a total of 1,488 residential. The developer has asked for approval to use Ontario's Community Infrastructure and Housing Accelerator (CHIA) from the Minister of the Ministry of Municipal Affairs and Housing (MMAH). The CHIA allows the developer exemption from traditional planning frameworks, planning studies and community input. The Vaughan Mayor and City Councillors are planning to approve this application on Tuesday, December 12th, 2023, even though the Region of York opposes this development. The Region of York has stated the following in attachment 9 of the Committee of the Whole Report of Tuesday, December 5th, 2023: York Region Development Planning staff do not support the use of a CHIA order on the subject lands to permit the proposed development. Introducing new high density residential uses on a site-specific basis surrounded by employment uses would create an isolated community without close access to typical residential neighbourhood uses, such as schools, community facilities and walkable destinations. Introducing new residential uses on the subject lands could destabilize surrounding employment uses, creating compatibility issues and place upward pressure on land values, discouraging the establishment of new employment businesses. Complete communities are not created with an isolated island of high density residential, surrounded by an employment area and adjacent to a 400-series highway. Vaughan Council continues to make Vaughan into a city of apartment buildings and gridlock, with very little career employment opportunities. Contact the Mayor and Councillors and tell them to turn down this application. WE NEED YOUR HELP! We need you to email all the councillors listed below and demand that they stop ignoring York Region's report and that they decline this application and its use of a CHIA to circumvent proper planning. Please send an email to the councillors.

Joe Andreoli

At Your Service.....Always

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RE/MAX Ultimate Realty Inc., Brokerage

On Sunday, December 10, 2023 at 05:01:09 p.m. EST, Joe Andreoli <joeandreoli@yahoo.ca> wrote:

At Your Service Always

Joe

416-574-8778

Sent from my iPhone

URGENT

On Tuesday, December 5th, 2023, the Vaughan Mayor and City Councillors recommended the approval of an application by Battacorp Holdings for a development of **four high rise apartment buildings** on the lands at Langstaff and Highway 400, which currently houses the Husky gas station.

The proposal includes **two 32-story buildings and two 35-story buildings**, for a total of 1,488 residential units. The developer has asked for approval to use Ontario's Community Infrastructure and Housing Accelerator (CHIA) from the Minister of the Ministry of Municipal Affairs and Housing (MMAH). The CHIA allows the developer exemption from traditional planning frameworks, planning studies and community input.

The Vaughan Mayor and City Councillors are planning to approve this application on Tuesday, December 12th, 2023, even though the Region of York opposes this development.

The Region of York has stated the following in Attachment 9 of the Committee of the Whole Report of Tuesday, December 5th, 2023:

- York Region Development Planning staff **do not support the use of a CHIA** order on the subject lands to permit the proposed development.
- Introducing new high density residential uses on a site-specific basis surrounded by employment uses would create an isolated community without close access to typical residential neighbourhood uses, such as schools, community facilities and walkable destinations.
- Introducing new residential uses on the subject lands could destabilize surrounding employment uses, creating compatibility issues and place upward pressure on land values, discouraging the establishment of new employment businesses.
- **Complete communities are not created with an isolated island of high density residential, surrounded by an employment area and adjacent to a 400-series highway.**

Vaughan Council continues to make Vaughan into a city of apartment buildings and gridlock, with very little career employment opportunities. Contact the Mayor and Councillors and tell them to turn down this application.

WE NEED YOUR HELP! We need you to email all the councillors listed below and demand that they stop ignoring York Region's report and that they decline this application and its use of a CHIA to circumvent proper planning.

Please send an email to the following council members **before 10:00 am on Tuesday, December 12, 2023.**

rosanna.defrancesca@vaughan.ca

maurizio.bevilacqua@vaughan.ca

mario.ferri@vaughan.ca

gino.rosati@vaughan.ca

marilyn.iafrate@vaughan.ca

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chris.ainsworth@vaughan.ca

linda.jackson@vaughan.ca

clerks@vaughan.ca

info@westondownsra.ca

marioG.racco@vaughan.ca No need to email since he supports us in opposing this development.

Working together we can make a difference!