

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] New Development in the Langstaff & Hwy 7 area  
**Date:** December-11-23 12:22:06 PM

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**From:** Mary Palozzi [REDACTED] >

**Sent:** Monday, December 11, 2023 12:15 PM

**To:** mayor@vaughan.ca

**Cc:** Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Clerks@vaughan.ca; Info@westondownsra.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>

**Subject:** [External] New Development in the Langstaff & Hwy 7 area

Monday, December 11, 2023

To: Vaughan Mayor and City Councillors

**RE: BATTCORP HOLDINGS (VAUGHAN) LTD. AND BATTCORP II HOLDINGS (VAUGHAN) LTD. CIHA.23.002 - 661 AND 681 CHRISLEA ROAD, Vicinity of Langstaff and Highway 400**

We demand that Vaughan Council stop ignoring York Region's recommendation to decline this application and its use of a CIHA to circumvent proper planning.

Do not approve the application by Battacorp Holdings for a development of **four high rise apartment buildings** on the lands at Langstaff and Highway 400.

The proposal includes **two 32-story buildings and two 35-story buildings**, for a total of 1,488 residential units. The proposed density of 6.34 exceeds the densities of the Vaughan Mills and Promenade Centre apartments which are well-served by public transit as they have bus terminals and are on rapid transit routes, unlike this proposal. The CIHA allows the developer exemption from traditional planning frameworks, planning studies and community input.

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 CIHA** 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 a city of apartment buildings and gridlock, with very little career employment opportunities.

Supporting this application is irresponsible of Vaughan Council. It is poor planning and you are knowingly creating future problems for the residents of Vaughan. Please make the right decision for our community and reject this application.

Thank you,  
Mary and Nunzio Palozzi