

C37.

Communication

CW(PM) – November 6, 2024

Item No. 5

Sent via email: clerks@vaughan.ca

Vaughan City Hall
Clerks Department
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

RE: Application No. OP.24.014; Application by City Park (Hwy 27) Homes Inc. proposing to build high-rise residential towers on Part Lot 11, Con. 8. 5850 Langstaff Road.

Deal Council:

We are writing as residents of Umbria Crescent, Vaughan, Ontario to express our views regarding the proposed application made by City Park (Hwy 27) Homes Inc. under Application No. OP.24.014 proposing to build high-rise residential towers on Part Lot 11, Con. 8. 5850 Langstaff Road.

We wish to express our strong opposition to the proposed development in our neighbourhood and community. We believe this proposed project would have a determinantal impact on the community.

We respectfully request that this letter be used for a Communication on the Agenda for the public meeting that is to take place on November 6th at 7:00 pm regarding this application.

First, the proposed development is simply too large for the area. The increase in population (potentially 5,000-10,000 new residents) would put a crippling strain on an already overburdened infrastructure in the area. Since the extension of Hwy 427, traffic volume, in and or around, Hwy 27 and Langstaff Road has become unsafe with increased accidents involving motor vehicles and pedestrians. Moreover, at its current construction, the intersection of Hwy 27 and Langstaff is already non-pedestrian friendly. Building several high-rise towers near this intersection would put the members of the public at significant risk for injury and/or death. The proposed development seeks to build several buildings with only the support of one main artery roadway, that being Hwy 27. The increase of vehicular traffic in the area would be staggering and crippling to the traffic flow. When looking at the cluster of condos being built in the area of Hwy 400 and Hwy 7, they are supported by several main roadways, i.e. Hwy 7, Hwy 400, Weston Road, Jane Street, etc.; this is not the case for the Applicant's proposal and fails to take this into account.

Second, the proposal is unprecedented for the area. The area is surrounded by commercial, industrial and residential homes. There are no residential towers in the surrounding. The development would drastically alter the aesthetics of our area, replacing the existing greenery and open spaces with monolithic, high-density housing complexes.

Third, crime rates would rise in the area. A perfect example of the correlation of rising crime rates and condominium buildings is to examine the condo developments, in and around, the area of Hwy 7 and the Hwy 400 area. There have been countless York Regional Police news reports of carjackings,

assaults, and robberies as a result of the influx of buildings and people in the area. There is a significant risk of the same happening if the application is approved.

Finally, we are deeply concerned about the impact this development would have on property values in the surrounding area. The towering buildings would encroach on several homes on Umbria Crescent and Milano Avenue, blocking views, casting shadows, and increasing noise pollution in the area. The values of these homes, including ours, would plummet at the expense of a builder's motive for financial gain without consideration to its neighbouring residents.

In conclusion, we strongly urge you to consider the public's dismay for this proposal. The proposal has garnered significant attention as evidenced by a petition started by a local resident. A link is attached below for your consideration:

https://www.change.org/p/stop-high-rise-condo-development-at-5850-langstaff-road-woodbridge-on?source_location=search

All of which is respectfully submitted,

David Tomovski and Diana Tomovski (residents of Umbria Cres.)

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Application No. OP.24.014 - Written Correspondence to form a Communication on the Agenda for Nov. 6th public meeting
Date: Friday, November 1, 2024 1:59:07 PM
Attachments: [Letter to the Clerk's office - re App. No. O.P.24.014 -.pdf](#)

From: David Tomovski <david@wolfkimelman.com>
Sent: Friday, November 1, 2024 1:53 PM
To: Clerks@vaughan.ca
Cc: [REDACTED] Casandra Krysko <Casandra.Krysko@vaughan.ca>
Subject: [External] Application No. OP.24.014 - Written Correspondence to form a Communication on the Agenda for Nov. 6th public meeting

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Good afternoon,

Please see attached written correspondence regarding Application No. OP.24.014 (proposed development on Part Lot 11, Con. 8. 5850 Langstaff Road).

We kindly ask that the attached be used in consideration during the public meeting to be held on Nov. 6th at 7:00 pm.

Thank you,

DAVID TOMOVSKI, J.D.
Wolf-Kimelman Barristers & Solicitors

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