

MICHAEL TIBOLLO
MPP - Vaughan–Woodbridge



Constituency Office
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Woodbridge, Ontario, L4H 2J2
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✉ Michael.TibolloCO@pc.ola.org

November 5, 2024

Dear Committee:

Re: OP.24.014 and Z.24.031 (5850 Langstaff Rd.)
5850 Langstaff Rd, Woodbridge, ON L4H 0B2
Plan & Lot Num: Part of Lot 11, Concession 8, and Part 1 on Reference Plan 65R-27

C58.
Communication
CW(PM) – November 6, 2024
Item No. 5

As the Member of Provincial Parliament for Vaughan-Woodbridge, I am writing to bring to your attention the concerns raised by residents of the Highway 27 and Langstaff Rd. area.

While provincial legislation permits intensification, it is required that any such development aligns with the existing uses and that adequate amenities are in place to support the change.

It is my understanding that there is an application to the Committee of the Whole seeking development of high-rise condos with 2,038 units and up to 34 floors. It is important to remind the committee that while Provincial legislation permits intensification, it is required that any such development aligns with the existing uses and that adequate amenities are in place to support the change.

Upon visiting the site, it is clear to me that this type of proposed intensification does not align with the spirit of the legislation. In fact, the developer's proposal clearly states, "given the Subject Lands are not located within a major transit station area, the provision of affordable housing units is not a legislative requirement".

I would like to highlight the following concerns:

1. The local residents are opposed to the intensification.
2. There is no adequate public transit available in the area.

In addition to these issues, there are several other concerns previously outlined by the residents of the surrounding area which have been submitted for consideration.

The residents are very concerned that they may be faced with the consequences of this type of intensification application. I urge you to carefully consider both the current proposal and any potential future applications and ensure this community is safeguarded. It is critical that sufficient conditions are imposed to ensure proper development planning occurs while preserving the integrity of this area.

Thank you for your attention to this matter.

A handwritten signature in black ink, appearing to read "Michael Tibollo".

Michael A. Tibollo
MPP Vaughan-Woodbridge

Opposition to MZO for Condo Development at 5850 Langstaff Road

From Joe Fleming [REDACTED]
Date Tue 10/22/2024 11:26 AM
To Tiboloco, Michael <michael.tiboloco@pc.ola.org>

 2 attachments (4 MB)
5850 Langstaff Existing Conditions.pdf; 5850 Langstaff Site Plan.pdf;

CAUTION: External message.

Dear Minister Tibollo,

I am reaching out to you for your support on the matter of opposition to a recent development proposal for high-rise condos at Hwy 27 and Langstaff road. The 2,038 unit proposed development up to 34 floors with underground parking and 5 floor above ground parking structure on the edge of a protected ravine is completely inappropriate for the upper west corner of West Woodbridge.

The developer is currently seeking the City's endorsement for a MZO from the Province. This application is a prime example of a developer acting in bad faith trying to push a development through that is not in the best interest of the greater community.

In fact, the developer's proposal clearly states "given the Subject Lands are not located within a Major Transit Station Area, the provision of affordable housing units is not a legislative requirement". The proposal also contradicts itself, stating that MZO intake thresholds are for "transit-oriented communities"

In February 2023 you supported the West Woodbridge community when you voiced your concerns to the City Council regarding a Pine Grove development proposal stating that while provincial legislation permits intensification it is required that such development aligns with existing uses and adequate amenities are in place to support the change.

I hope that we can count on your support against this proposal for high-rise condos in the protected Humber River Valley at the Nov 6th public hearing on the matter, both to recommend that the City not endorse the MZO and that the application or any application like it proceed no further.

Thank you for your time,

Sincerely,
Joe Fleming
[REDACTED] Milano Avenue
Woodbridge

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Existing Conditions **Figure 2**

5850 Langstaff Road City of Vaughan,
Region of York

Legend

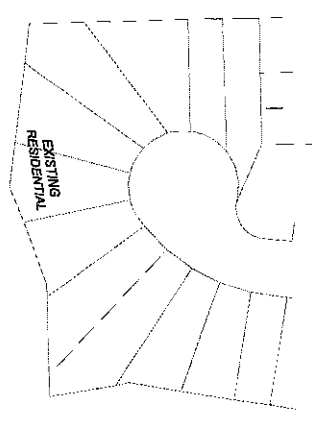
- Subject Property
- EL C Communities
- Engineered Channel
- Drainage Feature (Beacon 2017)
- Watercourse (MNR 2023)
- Drainage Outlet
- Stormwater Outlet
- Amphibian Survey Stations

ELC Code	Description
BL01	Mineral Open Bluff
Cultural Communities	
ANT	Anthropogenic
GM01	Mineral Cultural Meadow
GM02	Dry-Moist Old Field Meadow
GM03	Mineral Cultural Thicket
Forest Communities	
FO01	Dry-Fresh Coniferous Forest
FO04	Dry-Fresh Deciduous Forest
FO05	Dry-Fresh Sugar Maple Deciduous Forest
FO07-3	Fresh-Moist Willow Lowland Deciduous Forest
Wetland Communities	
MA02	Mineral Meadow Marsh
MA03	Mineral Shallow Marsh
MA03-1	Detrital Mineral Shallow Marsh
SAF-3	Duckweed Floating-Leaved Shallow Aquatic

BEACON Project: 223181
 ENVIRONMENTAL Last Revised: May 2024
 Client: City Park (Hwy 27) Prepared by: BD
 Homes Inc. Checked by: DRK

North arrow pointing up, scale bar from 0 to 60 m, and a north-south indicator.

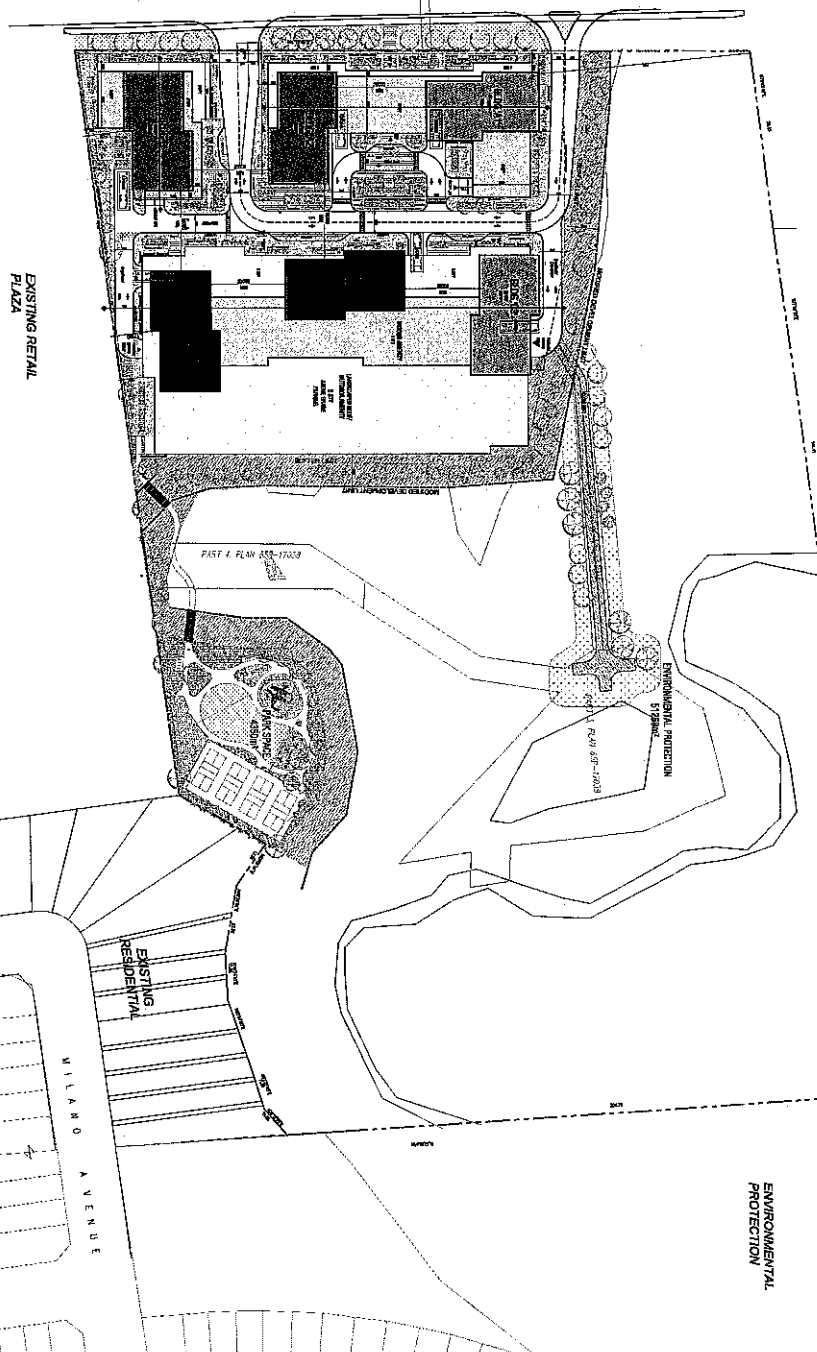
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EXISTING COSTCO
DISTRIBUTION
CENTRE

EXISTING
EMPLOYMENT

HIGHWAY 27



THE DRAWING IS AN INSTRUMENT OF SERVICE, IT IS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A REGISTERED PROFESSIONAL ENGINEER IN THE PROVINCE OF ONTARIO. I HAVE REVIEWED THE DRAWING AND I AM SURE THAT IT ACCURATELY REPRESENTS THE INFORMATION PROVIDED TO ME BY THE CLIENT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, AND I AM NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING. I AM NOT PROVIDING ANY ADVICE OR OPINION ON ANY MATTER OTHER THAN THAT SPECIFICALLY REQUESTED BY THE CLIENT. I AM NOT PROVIDING ANY SERVICE IN ANY OTHER PROVINCE OR COUNTRY. I AM NOT PROVIDING ANY SERVICE TO ANY OTHER PARTY. I AM NOT PROVIDING ANY SERVICE TO ANY OTHER PARTY. I AM NOT PROVIDING ANY SERVICE TO ANY OTHER PARTY.

Scale: 1:1000

DATE: 2023-10-10

PROJECT: Hwy 27 and Longstaff

CLIENT: [Redacted]

DESIGNER: [Redacted]

DATE: 2023-10-10

PROJECT ADDRESS: 855 Highway 27, Oakville

APPROVED FOR: [Redacted]

DATE: 2023-10-10

PROJECT NO: 21023

SITE PLAN

1:500

A102

UNIVERSITY MICROFILMS INTL. SER. # 100

Michael Tibollo, MPP Website Contact

From Michael Tibollo, MPP <wordpress@michaeltibollompp.ca>

Date Wed 10/23/2024 9:28 PM

To Tiboloco, Michael <michael.tiboloco@pc.ola.org>

! CAUTION: External message.

Rose

Malfa



L4H 1K5

Subject: Request for Support in Opposing MZO for Apartment Complexes

Dear Michael Tibollo

We are deeply concerned about this matter. I called your office yesterday and was told it was the first he heard of this matter.

We need your help. If you expect our votes in the upcoming elections, you need to support our cause. This is conservation land. There is no in line with any existing residential built on Highway 27. Also, lack of Municipal services and impact on traffic flows. There are many more issues here. Can we count on you?

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Request for Support in Opposing MZO for Apartment Complexes

From Geatano Suppa [REDACTED]

Date Fri 10/25/2024 7:39 AM

To Tibolloco, Michael <michael.tibolloco@pc.ola.org>; Calandra, Paul <paul.calandra@pc.ola.org>

Cc [REDACTED]

! CAUTION: External message.

Dear Mr. Tibollo, I hope this message finds you well. I am writing to express my concerns, along with my neighbours, regarding the Minister's Zoning Order (MZO) being sought from the Ontario Ministry of Municipal Affairs for the construction of four apartment complexes in our community.

Considering there will likely be a spring election, your support in this manner is greatly appreciated. We trust that you will hear your constituents and work for and with us. It would be highly unlikely that you would receive the full support of a great, great number of us in the next election if this application goes through

As local residents, we are deeply worried about the impact this large-scale development will have on our neighbourhood which backs onto conservation lands. The approval process seems to have bypassed the regular channels of consultation, leaving many of us feeling unheard in a matter that will significantly affect our quality of life. We are concerned about increased traffic, strain on local infrastructure, and the long-term environmental implications of such a project. No other similar development exists on Hwy 27. I understand the importance of addressing housing needs, but I believe that this development, as currently proposed, is not in the best interest of our community. I am reaching out to ask for your support in **opposing the MZO** and advocating for a more transparent, community-based planning process that respects the voices of local residents. Among these arguments, is also the lack of infrastructure around this development to support such a great influx of residents. With that increased population often brings increased crime rates. In addition, have you considered the environmental impacts on the area.

Your support on this issue would mean a great deal to me and many others in the community who share these concerns and we would like to meet with you to discuss further. Thank you for your attention to this matter. I look forward to hearing from you.

Sincerely,

Rosy Suppa

[REDACTED] Sanremo Court
[REDACTED]

Request for Support in Opposing MZO for Apartment Complexes

From Serena Suppa [REDACTED]

Date Fri 11/1/2024 7:04 PM

To Tiboloco, Michael <michael.tiboloco@pc.ola.org>; paul.calamdra@pc.ola.org <paul.calamdra@pc.ola.org>

! CAUTION: External message.

Dear Mr. Tibollo, I hope this message finds you well. I am writing to express my concerns, along with my neighbours, regarding the Minister's Zoning Order (MZO) being sought from the Ontario Ministry of Municipal Affairs for the construction of four apartment complexes in our community.

Considering there will likely be a spring election, your support in this manner is greatly appreciated. We trust that you will hear your constituents and work for and with us. It would be highly unlikely that you would receive the full support of a great, great number of us in the next election if this application goes through

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Your support on this issue would mean a great deal to me and many others in the community who share these concerns and we would like to meet with you to discuss further. Thank you for your attention to this matter. I look forward to hearing from you.

Sincerely,
Serena Suppa
[REDACTED] Sanremo Court
[REDACTED]

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Fw: MZO Sought by City Park Hwy 27 Homes Inc.

From A. S [REDACTED]
Date Mon 11/4/2024 9:29 AM
To Tiboloco, Michael <michael.tiboloco@pc.ola.org>

! CAUTION: External message.

Dear Mr. Tibollo,

As one of your constituents, I share with you my concerns below regarding the above application and request your assistance to oppose this application to build six high rise residential buildings, on a piece of environmentally sensitive property in an area not meant for this type of development, for the reasons outlined.

The application for the zoning and official plan amendments required and MZO support is being heard by Vaughan City Council this week on Nov 6, 2024 and we request your assistance in opposing this application at both the local and Provincial level.

I look forward to hearing back from you.

Regards,
Alfonso Scarpa

----- Forwarded Message -----

From: A. S [REDACTED]
To: doug.fordco@pc.ola.org <doug.fordco@pc.ola.org>; Paul.Calandra@pc.ola.org <paul.calandra@pc.ola.org>
Sent: Sunday, November 3, 2024 at 07:12:39 PM EST
Subject: MZO Sought by City Park Hwy 27 Homes Inc.

Subject: Opposition to Minister's Zoning Order Application Sought By City Park (HWY 27) Homes Inc for Six High Rises on Highway 27 near Langstaff, in Woodbridge

Dear Premier and Minister Calandra,

I am writing to express my strong opposition to the Minister's Zoning Order (MZO) application seeking to construct six high rise resident buildings on agricultural and environmentally sensitive property located at the corner of Highway 27 in Langstaff in Woodbridge, Ontario. I urge you and your party to oppose this proposal, as it raises numerous concerns that would have a significant negative impact on our community.

First, the proposed development site is located in a Conservation Area that backs onto Rainbow Creek. This sensitive environmental setting is ill-suited for such high-density construction, as it would disrupt the natural habitat and compromise our commitment to conservation. This area has been carefully protected for years by the Toronto Conservation Authority and introducing a development of this scale would run counter to these efforts and impact the water table on this land.

Furthermore, the application fails to address Ontario Planning Law requirements, especially in relation to infrastructure adequacy. The surrounding area simply does not have the necessary infrastructure to support an influx of new residents in such a concentrated space. Additionally, there are currently no similar high-rise or large apartment buildings along Highway 27, meaning that the proposed construction would be incongruent with the established character of the area.

Traffic congestion is another major concern. The area around Highway 27 is already heavily trafficked, especially after the recent construction of the Costco and FedEx warehouses across the street which have brought large tractor trailers into the area continuous basis in the area. The Microsoft building currently being build will add further congestion. Adding six high rises would only exacerbate this issue, making it increasingly difficult for residents to move about. Local roads and intersections are already stretched to capacity, and further development would be untenable without extensive—and costly—upgrades to transportation infrastructure, including schools in the area and public transportation which currently is non existent.

Although the construction of affordable housing is one of your government's mandates, these units would likely not fit that criteria.

Finally, this development would have serious implications for the property values of nearby residential homes and in particular my street Sanremo Court which backs onto these conservation lands. Residents have worked hard to build their lives in this area, and the introduction of high-rise buildings would detract from the suburban feel, making the community more congested and potentially lowering property values.

In light of these concerns, I respectfully ask that you and your party oppose this MZO application and work to ensure that it is denied. This development is not in the best interest of our community, and I believe that your priorities should continue to be the conservation of natural spaces, adherence to existing planning laws, and the protection of the quality of life for current residents.

Thank you for considering our community's concerns, and I appreciate your efforts to represent us on this critical issue.

I look forward to hearing back from you,

Sincerely,

Alfonso Scarpa

Sanremo Court, Woodbridge Ontario L4H1K5

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