

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Opposition to MZO for Condo Development at 5850 Langstaff Road  
**Date:** Monday, October 21, 2024 11:06:23 AM  
**Attachments:** [Opposition to MZO for Condo Development at 5850 Langstaff.pdf](#)

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**From:** Joe Fleming [REDACTED]  
**Sent:** Monday, October 21, 2024 10:41 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Opposition to MZO for Condo Development at 5850 Langstaff Road

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Dear Office of the City Clerk,

I am writing to express my opposition to the recent proposal for a 2,038 unit high-rise condo development at 5850 Langstaff Road. The attached letter outlines my concerns around the developers justification for the request specifically for an MZO as well as the inappropriateness of the site in general for high-rise condos.

Specifically the proposal states that “given the Subject Lands are not located within a Major Transit Station Area, the provision of affordable housing units is not a legislative requirement”, using the inappropriateness of the site to justify the lack of any affordable housing measures in their proposal.

Requesting that the City endorse a MZO for this development is highly inappropriate.

I hope the Committee takes this into account and rejects this application as well as future proposals from developers to build high-rise condos on this site.

Sincerely,

Joe Fleming  
[REDACTED] Milano Avenue  
Woodbrige

**Joe Fleming**

■ Milano Avenue

Woodbridge, ON, L4H 0B2

October 24, 2024

**City of Vaughan Office of the City Clerk**

2141 Major Mackenzie Drive

Vaughan, ON L6A 1T1

To Whom It May Concern,

**Re: Opposition to Proposed Residential High-rise Condominium Development at 5850 Langstaff Road (Highway 27 and Langstaff Road)**

I am writing to formally express my concerns regarding the proposed residential condominium development at 5850 Langstaff Road and the request to the City to endorse a Minister's Zoning Order, as outlined in the development proposal for 2,038 condominium units. After thoroughly reviewing the various reports and studies associated with the proposal, including the Planning Justification Report, Transportation Impact Study, Environmental Impact Study, Hydrogeological Investigation and Community Services & Facilities Study, I believe this project would pose challenges to both the future residents of the condominium development and the existing community.

### **1. Inappropriate Justifications for the Development**

The proposal explicitly states that "given the Subject Lands are not located within a Major Transit Station Area, the provision of affordable housing units is not a legislative requirement". This statement itself straight from the Planning Justification Report illustrates how unsuitable this proposed development would be for both the condo occupants and the existing community. The Planning Justification Report also references that a MZO is typically used for "transit-oriented communities" which is a direct conflict to the aforementioned statement. I urge the Counsel to reject the request solely on this basis as it would be an extreme overreach for the intended purpose of a MZO.

The proposed 2,038 condominium units represent an extremely high density for this suburban location. The proposal also lacks sufficient integration with the surrounding community. The unit mix, which disproportionately favors smaller units (zero and one-bedroom apartments), does not align with the needs of future residents, especially families or individuals seeking larger living spaces.

### **2. Unsuitability of the Site for High-Density Residential Development**

The proposed development site is surrounded by land uses that are incompatible with the construction of high-rise condominium towers. The site is bordered to the west by a large industrial area with many large distribution centres and warehouses. These types of

industrial facilities generate significant traffic, including heavy vehicles, and are generally not compatible with high-density residential living. The proximity of large-scale industrial operations raises concerns about noise, air pollution, and general safety for future residents of the condominium towers.

To the east, the area consists of low-density residential subdivisions with 1,320 detached homes, semi-detached homes, townhomes and duplexes. These neighbourhoods have been developed with a suburban character, but the introduction of high-density development on the edge of this low-density area brings challenges for both existing residents and the proposed future condominium occupants. High-density developments are better suited to urban centres, where infrastructure, public services, and amenities can support large populations.

The proposed site is entirely enclosed by the existing industrial area and residential neighbourhoods with no available sites for future transit stations or additional condo developments to build an urban centre around. In fact, the nearest major intersection is currently building a Data Centre and expanded Costco distribution centre. There is absolutely no justification to consider the site at 5850 Langstaff Road as viable high-rise condo space.

Additionally, the protected ravine area directly adjacent to the site is part of the Humber River valley. This sensitive environmental zone serves as a natural buffer and ecological corridor that should not be subjected to the pressures of high-density development. Any further urbanization of the site could have detrimental impacts on the ravine, leading to soil erosion, increased runoff, and the destruction of local flora and fauna. Such environmental concerns affect the broader community and future residents alike, making this location unsuitable for a large-scale development of this nature.

### **3. Traffic Congestion and Walkability Issues**

The Transportation Impact Study provided as part of the development proposal reveals serious concerns about the capacity of the local road network to absorb the increased traffic that will result from the construction of 2,038 residential units with 2,452 parking spaces. The study shows that several key intersections near the development site, particularly those along Highway 27 and Langstaff Road, will experience significant traffic congestion. The introduction of thousands of new vehicles into the area during peak hours will exacerbate existing traffic problems and reduce the overall quality of life for both current residents and future condo occupants.

While the report suggests road-widening as a potential solution, it is noted that this approach is not sustainable in the long term. Road widening often leads to induced demand, where the additional capacity is quickly absorbed by even more traffic, leading to greater congestion over time. Moreover, widening roads diminishes the safety and

accessibility of pedestrian and cycling infrastructure, making it harder for residents to rely on alternative forms of transportation.

The development proposal also directly mentions the lack of efficient public transit in the area. Most future residents will, therefore, be reliant on personal vehicles, further compounding the traffic problems. This is inconsistent with the City's stated goals of promoting sustainable transportation and reducing reliance on cars.

#### **4. Environmental Impacts**

The Environmental Impact Study (EIS) and Hydrogeological Investigation highlight the potential for significant environmental degradation if this project proceeds. The development site is adjacent to the Robinson Creek, a key part of the Humber River watershed, which contains sensitive valleylands, wetlands, and other critical ecosystems. The construction of high-rise towers, along with the associated infrastructure (e.g., parking garages), will greatly increase impervious surfaces, leading to greater stormwater runoff and increasing the risk of flooding and erosion.

Additionally, the slope stability along the creek's valley is already a concern, as the slopes are prone to erosion. Introducing large-scale urban development to the site will likely exacerbate these issues, further compromising the integrity of the surrounding environment. The Humber River valley is a protected natural area, and urban encroachment threatens to degrade its ecological value for both current and future residents.

#### **5. Strain on Community Services and Facilities**

The Community Services & Facilities Study is problematic, based entirely on 2021 census data. This is a period greatly impacted by the COVID 19 pandemic and is followed by record population growth across the GTA. Although it is recognized that the growth in population necessitates the need for additional housing per the Provincial Planning Statement, this site is uniquely ill-suited for the proposed purpose of high-rise condos within the existing community.

The introduction of 2,038 condo units will place an overwhelming burden on existing services in the community. For example, local schools are likely to become overcrowded, while daycare centres will face longer waitlists, reducing access to vital family services. Furthermore, parks such as Wilson Century Theatre Park and Crestlawn Park, which serve the existing population, are not equipped to accommodate the influx of new residents. These parks are relatively small and are designed to support a suburban, low-density population. Overcrowding in these public green spaces will reduce their usability and the overall quality of life for both new and existing residents. Other existing public facilities like Father E. Bulfron Community Centre may not have the capacity to meet the increased demand from the thousands of new residents, leading to reduced service availability.

## **Conclusion**

The proposed residential development at Highway 27 and Langstaff Road is unsuitable for this location. While addressing the need for additional housing is important, this site's challenges—including traffic congestion, lack of infrastructure, environmental concerns, and the strain on community services—make it a poor fit for high-density development. The location on the edge of an existing low-density residential area, adjacent to a sensitive environmental area, is better suited to low-density development than the site is already zoned for.

This project would not only place an overwhelming burden on the local infrastructure but also fail to provide adequate support and services for the thousands of new residents it seeks to attract. The future residents of this development deserve access to proper transportation, safety, community services, and a healthy environment as well as affordable housing. Approving the proposal risks compromising the quality of life for both the new residents and the existing community.

I urge the City of Vaughan to reconsider this proposal and prioritize long-term planning that reflects the needs of all residents—current and future—while safeguarding the local environment and infrastructure.

Thank you for taking these concerns into account. I hope the City will carefully weigh the negative impacts of this proposed development before making a decision.

Sincerely,

**Joe Fleming**