

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Objection to Rezoning Application for 5850 Langstaff Road  
**Date:** Thursday, October 24, 2024 10:02:04 AM

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**From:** K D [REDACTED]  
**Sent:** Thursday, October 24, 2024 9:19 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Objection to Rezoning Application for 5850 Langstaff Road

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Dear Members of the Planning Committee,

As a resident of Milano Ave, I am writing to express my strong opposition to the proposed development at 5850 Langstaff Road, which seeks to introduce high-rise buildings in an area currently zoned for low rise mixed use and natural areas. This proposal is not only incongruent with the established character of the surrounding community, but I believe it has also been submitted in bad faith, employing an anchoring tactic intended to manipulate the planning process.

The proposal, which includes high-density towers up to 34 stories tall, is clearly disproportionate to the existing low-rise residential environment that defines the West Woodbridge community. Such an extreme departure from the established land use and zoning regulations raises concerns that the developer's actual intention may be to later "negotiate down" to a more scaled down development project. This is a common strategy employed by developers to push through increased density projects by initially submitting an excessive proposal that they do not expect to be approved.

My concerns include the following:

1. **Submission in bad faith:** The high-rise proposal seems to be an extreme and unrealistic starting point that could be part of a tactic to pressure the city and community into accepting a less intensive but still highly profitable development. This anchoring approach seeks to make any scaled-down development appear as a reasonable compromise, when in fact it has been the developer's goal all along. This type of negotiation tactic undermines the planning process and community trust.

2. **Rezoning opposed by the community:** The current zoning of this site is for low rise mixed use and natural areas, which aligns with the character of the surrounding neighborhood. The community strongly opposes any rezoning that would allow for high-density developments, including mid-rise, as these would negatively impact the area's infrastructure, traffic, and quality of life. The proposed rezoning for higher-density residential use does not reflect the needs or wishes of the local residents, and the current zoning should be preserved to maintain the integrity of our community.
3. **Incompatibility with the existing environment:** The introduction of large, multi-story structures would irreversibly alter the landscape of the Woodbridge neighborhood, which is defined by low-rise residential homes, open spaces, and natural heritage features. The developer's proposal conflicts with the goals of maintaining balanced growth, protecting green spaces, and preserving the community's character, as laid out in both provincial and local planning policies.
4. **Impact on infrastructure and services:** The high-density development would put a significant strain on local infrastructure, which is not equipped to handle such a large influx of residents. Existing transportation networks, public services, and community resources would be overwhelmed by the additional demands placed by the high-density housing that this development represents.

For these reasons, I urge the City to reject this application entirely and to refuse any future proposals for rezoning this site away from low rise mixed use and natural area designations. The community has made it clear that we do not support this type of high-density development, whether in its current high-rise form or a scaled-down version that may be presented later as a "compromise."

I trust that the City will see this proposal for what it is—an inappropriate and out-of-place development for this site, submitted with the expectation of negotiating for rezoning that the community does not want or support. We ask that the City stand firm in protecting the zoning regulations that serve the best interests of the community and maintain the integrity of the planning process.

Thank you for your attention to this matter. I look forward to your response and hope that you will prioritize the wishes and well-being of the West Woodbridge community.

Sincerely,

Kim Do