

**C29.**

**Communication**

**CW(PM) – November 6, 2024**

**Item No. 5**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Proposed Condo Development at Hwy 27 & Langstaff  
**Date:** Wednesday, October 30, 2024 9:47:38 AM

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**From:** Sue Altomare [REDACTED]  
**Sent:** Wednesday, October 30, 2024 9:47 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Proposed Condo Development at Hwy 27 & Langstaff

**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.

I'm writing to voice my strong opposition to the three condo towers proposed for 5850 Langstaff Road, Part of Lot 11, Concession 8, and Part 1 on Reference Plan 65R-27642 (vicinity of Langstaff Road and Highway 27).

As a resident of the area, I strongly believe this type of development is inappropriate for our existing neighbourhood. With 2,034 residential units proposed for this area, and assuming at least 2 people live in each unit - that's over 4,000 people slated for this tiny section. The required services and infrastructure would be overwhelming for an already established community. Traffic on Highway 27 and adjacent roads is bad enough, and simply put - this area of the City can't handle that many more residents.

Condo towers of this height will block out the sun, reduce privacy, and further intensify an already built-out neighbourhood. High-density development such as this belongs in other areas of the City where high-rise development already exist, such as the Vaughan Metropolitan Centre, the surrounding area, and along major corridors such as Highway 7, where rapid bus transit and access to the subway exist today. Approving this proposal would accomplish the opposite of what councillors are aiming to do - reduce traffic congestion and manage growth responsibly - particularly adjacent to an Environmental Protection Zone.

Approving this development will negatively impact the character of our neighbourhood - the reason I chose this area of the City.

I ask for your support not to approve these condo towers, and voice your opposition to the provincial government as well not to issue a Minister's Zoning Order (MZO).

Sincerely,  
Sue Notte