

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Opposition to Application Files OP.24.014 and Z.24.031 – City Park (Hwy 27) Homes Inc.
Date: Monday, June 16, 2025 11:30:26 AM
Importance: High

From: A. S [REDACTED]
Sent: Monday, June 16, 2025 11:30 AM
To: Mayor and Members of Council <MayorandMembersofCouncil@vaughan.ca>;
Clerks@vaughan.ca; Christopher Cosentino <Christopher.Cosentino@vaughan.ca>
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Subject: [External] Opposition to Application Files OP.24.014 and Z.24.031 – City Park (Hwy 27)
Homes Inc.
Importance: High

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Dear Mayor, Members of Council, and City Planning Staff,

I am writing as a long time resident of Sanremo Court to express my strong opposition to the staff recommendation to approve Application Files OP.24.014 and Z.24.031 submitted by City Park (Hwy 27) Homes Inc. for the lands at 5850 Langstaff Road being presented at the Committee of the Whole meeting tomorrow for approval. The proposed development, six towers ranging from 22 to 29 storeys and nearly 2,000 residential units, raises serious concerns related to public safety, environmental protection, housing type, planning integrity and public decision making.

This application is premature, incomplete, and fundamentally lacks public transparency and oversight for the reasons noted below. I urge Council not to approve this report until all environmental and planning conditions have been fully satisfied, verified, and brought back for public review and consideration.

1. The Report Is Premature and Ignores the City's Own Environmental Policies

The subject lands are identified as potentially contaminated. Yet, this application is being advanced by Vaughan before completing the requirements outlined in the City of

Vaughan's 2014 Policy and Procedures for Contaminated or Potentially Contaminated Sites, which from my understanding requires that:

- A Remedial Action Plan (RAP) must be submitted using the City's prescribed 14-point checklist;
- A Phase Three Environmental Site Assessment (ESA) confirming clean-up must be completed and submitted;
- A Record of Site Condition (RSC), acknowledged by the Ministry of the Environment, must be filed prior to any approval.

Despite this, Council is being asked to approve the application conditionally with a holding symbol, and defer environmental compliance to a future stage. This approach appears to violate Vaughan's own environmental policy, undermines public health protection, and sets a dangerous precedent.

2. Environmental Threats to Rainbow Creek and Endangered Wildlife

The proposed towers would be constructed immediately adjacent to Rainbow Creek (which Sanremo Court backs onto), an ecologically sensitive corridor containing woodlands, valleylands, and unevaluated wetlands. The area is known to support a variety of wildlife, including potentially endangered bat species.

Removing trees and disturbing the ecology here without knowing the impact on species at risk is irresponsible and possibly unlawful under the Ontario Endangered Species Act and other applicable laws.

Yet despite the sensitivity of the site, no final environmental clearance has been received from the Ministry of the Environment, and critical impact studies remain outstanding or incomplete.

Once destroyed, these ecosystems cannot be restored.

Will all of these concerns be addressed and disclosed to the public by the City before this development proceeds?

3. Unclear Housing Intent – Public Needs Remain Unanswered

This application proposes 1,953 residential units, yet the staff report provides no clarity on the intended housing type which we asked City staff to clarify months ago. Residents of the area have a right to know if these units will be condominiums or rentals.

This is not a minor detail and is central to understanding the project's purpose, impact, and whether it aligns with any housing objectives.

4. Incompatible with the Sanremo Community

Sanremo Court is a quiet, low-rise residential neighbourhood and it would be most impacted by this development. The proposed towers—ranging from 22 to 29 storeys are grossly out of scale and incompatible with the surrounding built environment.

This development which would be right beside Sanremo Court would bring:

- Massive shadows and privacy loss to our adjacent homes on our small cul du sac
- Increased traffic on already stressed roads
- Overloaded community amenities, schools, and infrastructure
- Noise and air quality concerns due to the contaminated land concerns, and its proximity to existing industrial buildings, including a Costco distribution centre and data facility located directly across the road from this development.

In addition, the location is not within a designated major transit station area.

There is no justification in my opinion for this level of intensification here.

Has any consideration been given by staff and Council on requiring the applicant to decrease the size, height and density of this development?

5. Lack of Transparency and Public Oversight

Perhaps most concerning is the lack of transparency and public accountability provided for in this report to Council given how many conditions remain unsatisfied or to be worked out respecting this application:

- The staff report includes over a dozen holding conditions yet there is no clear plan for how or when these will be satisfied or how the public will be told they are satisfied.
- The public is being asked to accept that major issues, like contamination, access, environmental protection, and infrastructure will simply be “worked out” after approval.
- There is no process to bring the final findings back to the public or to Council for oversight.

I respectfully request that Council:

1. Reject or defer approval of this application at this time;
2. Require full compliance with the City's 2014 contaminated land policy or any other applicable policies prior to approving the application conditionally;
3. Provide clarity to the public from the applicant on the intended housing type; and
4. Require that any revised report return to Council for approval only once all conditions are satisfied and publicly reviewed.

Thank you for your attention to this urgent matter and for your consideration of my concerns and my request.

Regards,
Alfonso Scarpa

Sent from [REDACTED]