

**From:** [Silvia Stirpe](#)  
**To:** [Christopher Cosentino](#)  
**Subject:** [External] Opposition to Application Files OP.24.014 and Z.24.031 – City Park (Hwy 27) Homes Inc.  
**Date:** June-16-25 9:09:26 PM

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I am writing to express my strong opposition to the proposed development application submitted by City Park (Hwy 27) Homes Inc. (Files OP.24.014 and Z.24.031) for 5850 Langstaff Road. This application—to permit six high-rise towers between 22 and 29 storeys with nearly 2,000 residential units—is deeply flawed and premature, and poses serious risks to the surrounding environment and residential community.

#### 1. Environmental Sensitivity and Proximity to Rainbow Creek

The proposed development is immediately adjacent to Rainbow Creek, a vital natural corridor that supports a variety of plant and animal species. The site includes valleylands, woodlands, and unevaluated wetlands, which the applicant proposes to partially remove to accommodate this large-scale project. These actions will have irreversible consequences for the ecological health of the area, including:

- Disruption of natural water flow and increased runoff
- Risk of erosion and slope destabilization along the valley edge
- Habitat destruction for local wildlife and migratory species
- Degradation of the Rainbow Creek system and surrounding greenbelt

Rainbow Creek is not just a natural feature—it's a living system that sustains biodiversity and provides critical ecosystem services for nearby communities. Allowing this development to proceed before a full and public environmental review would set a dangerous precedent for other vulnerable green spaces in Vaughan.

#### 2. Threat to Endangered Wildlife, Including Bat Species

It has already been acknowledged that endangered bat species may inhabit the subject lands. Yet, tree removals are still being proposed without sufficient mitigation measures or confirmed clearance from the Ministry of the Environment, Conservation and Parks. Development that threatens species at risk violates the spirit—and potentially the letter—of the Endangered Species Act, 2007. Until proper studies are completed and reviewed, this project must be halted.

#### 3. Contaminated Lands and Public Health Risk

The site is flagged as potentially contaminated and has not yet undergone complete environmental remediation. The fact that a Remedial Action Plan and Record of Site Condition are still pending is extremely concerning. The health and safety of future residents—and the surrounding community—should not be put at risk by fast-tracking development on land that may contain hazardous substances.

#### 4. Direct Impacts to Residents of Sanremo Court

Residents of Sanremo Court, who live directly adjacent to the site, will face profound negative impacts if this application is approved. These include:

- Towering buildings that overshadow homes and gardens
- Loss of privacy and significant visual disruption
- Increased traffic and congestion on already stressed roadways
- Inadequate parkland and community service capacity for the proposed density

This is a low-rise residential area that simply cannot absorb a project of this magnitude without sacrificing its character and livability.

#### 5. Lack of Transparency and Accountability

This application is being pushed forward with dozens of unresolved conditions, including critical issues related to infrastructure, noise, traffic, servicing, and environmental protection. Residents were not properly informed or meaningfully consulted about the true scale and impact of this development.

We are calling for transparency and accountability. The report should come back to Council only after all outstanding studies have been completed, reviewed, and made publicly available—and only then should any decision be made.

#### Conclusion

This application is environmentally irresponsible, procedurally premature, and out of scale with the surrounding community. It poses serious threats to Rainbow Creek, to endangered species, and to long-standing neighbourhoods like Sanremo Court.

For the protection of our natural heritage and the integrity of Vaughan's planning process, I urge you to reject or defer this application until all conditions have been fully satisfied, reviewed by staff, and reconsidered at Council in a transparent public process.

Sincerely,  
Silvia Stirpe

Sanremo crt



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