

**CITY OF VAUGHAN
SPECIAL COMMITTEE OF THE WHOLE
AGENDA**

This is an Electronic Meeting. The Council Chamber will not be open to the public. Public comments can be submitted by email to clerks@vaughan.ca. For deputations, please register by contacting Access Vaughan at 905-832-2281 or clerks@vaughan.ca

Wednesday, July 8, 2020

7:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

Pages

1. CONFIRMATION OF AGENDA

2. DISCLOSURE OF INTEREST

3. COMMUNICATIONS

4. CEREMONIAL PRESENTATIONS

**5. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION
INCLUDING MEMBERS RESOLUTION(S)**

1. CLUBHOUSE DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT
FILE OP.19.014 ZONING BY-LAW AMENDMENT FILE Z.19.038 DRAFT
PLAN OF SUBDIVISION FILE 19T-19V007 VICINITY OF CLARENCE
STREET, ISLINGTON AVENUE, NORTH OF DAVIDSON DRIVE
(REFERRED)
Report of the Acting Deputy City Manager, Planning and Growth
Management with respect to the above.

3

6. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION

7. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION
8. PRESENTATIONS AND DEPUTATIONS
9. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS
10. NEW BUSINESS
11. ADJOURNMENT

ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE
PLEASE NOTE THAT THIS MEETING WILL BE AUDIO RECORDED
AND VIDEO BROADCAST

www.vaughan.ca (Agendas, Minutes and Live Council Broadcast)

Special Committee of the Whole Report

DATE: Wednesday, July 08, 2020

WARD(S): 2

**TITLE: CLUBHOUSE DEVELOPMENTS INC.
OFFICIAL PLAN AMENDMENT FILE OP.19.014
ZONING BY-LAW AMENDMENT FILE Z.19.038
DRAFT PLAN OF SUBDIVISION FILE 19T-19V007
VICINITY OF CLARENCE STREET, ISLINGTON AVENUE,
NORTH OF DAVIDSON DRIVE (REFERRED)**

FROM:

Nick Spensieri, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan Amendment File OP.19.014, Zoning By-law Amendment File Z.19.038 and Draft Plan of Subdivision File 19T-19V007 for the Subject Lands shown on Attachment 1, to permit a proposed development of 475 single detached dwellings, 124 townhouses, 2 mixed-use blocks for apartment buildings (+/- 616 units up to 6-storeys in height), open space blocks, parks, road, and infrastructure uses as shown on Attachments 7 and 8.

This matter was referred from the Committee of the Whole (Public Hearing) meeting of March 3, 2020 to a Special Committee of the Whole meeting on April 15, 2020. As a result of the COVID-19 Pandemic, the April 15, 2020 meeting was cancelled and rescheduled for July 8, 2020.

Report Highlights

- To receive input from the public and the Committee of the Whole on Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications to permit a proposed development of 475 single detached dwellings, 124 townhouses, 2 mixed-use blocks for apartment buildings (+/- 616 units up to 6-storeys in height), open space blocks, parks, roads, and infrastructure uses
- Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the development
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting

Recommendation

Council, at its meeting of March 11, 2020, (Committee of the Whole, Report No. 10, Item 4) adopted the following recommendations:

Recommendation of Council, March 11, 2020:

1. That communications C3 to C24, C26 and C27, be received. (Set out as Attachment 10 of this report).

Recommendation of the Committee of the Whole (Public Hearing) meeting of March 3, 2020:

- 1) That these applications be received;
- 2) That all comments received to date by way of verbal or written deputation, along with any additional comments received in respect of these applications prior to this matter coming before Committee of the Whole once again;
- 3) That the report of the Acting Deputy City Manager, Planning and Growth Management, dated March 3, 2020, be referred to a Committee of the Whole meeting to be scheduled for April 15, 2020 at 7:00 p.m. and a report regarding the following matter be provided at the meeting:
 - i. That the City of Vaughan, in good faith, enact for a period of one year an Interim Control By-Law under section 38 of the Planning Act, to be incorporated into the City-wide Zoning By-law Review and the City-wide Official Plan Review, restricting the subject lands --- known municipally as 20 Lloyd Street, 241 Wycliffe Avenue, 737 and 757 Clarence Street --- to existing uses, based on a legitimate planning

rationale and in conformity with the Vaughan Official Plan (2010), York Region Official Plan and the Provincial Growth Plan, in order to ensure that the City of Vaughan and the local community have sufficient time to review key studies on the property, consider all available options, and pending the completion of, but not limited to, the following studies:

- a. Comprehensive land use analysis of the subject lands;
 - b. Community area specific study;
 - c. Community economic impact study;
 - d. Environmental impact study;
 - e. Mental health impact assessment;
 - f. Cultural heritage landscapes strategy and implementation study of the subject land;
 - g. Archeological impact assessment;
 - h. First nations consultation;
 - i. Any other studies as may be required, including a City-wide study of open space and climate change impacts of development, consistent with Vaughan's declaration of a climate emergency;
- ii. That the proposed Interim Control By-law prohibit otherwise permitted site alterations to the subject lands, as well as the construction, site alteration, expansion or demolition of any building, structure, or landscapes on the land, including tree removal;
 - iii. That Keep Vaughan Green and others be granted the right, after consultation with its legal team and the City of Vaughan, to select the qualified experts to conduct the aforesaid studies;
 - iv. That the studies be funded by the City of Vaughan for later reimbursement by the developer, in order to ensure such studies are conducted without bias;
 - v. That a conservation easement protecting at least 66% of the subject lands shall be executed immediately;
 - vi. That appropriate staff meet with representatives of Keep Vaughan Green, to give effect to the matters set forth above;
- 4) That the following deputations and communications be received:
1. Mr. Billy Tung, KLM Planning, Jardin Drive, Concord, representing the applicant;
 2. Mr. Umberto Ippoliti, Squire Graham Lane, Woodbridge and communications C6, dated February 6, 2020 and C60, dated February 28, 2020;

3. Mrs. Julia Ippoliti, Squire Graham Lane, Woodbridge;
4. Ms. Franca Stirpe, Wycliffe Avenue, Woodbridge and communication C57, dated February 26, 2020;
5. Mr. Ferdinando Torrieri, Kilmuir Gate, Woodbridge, and communications C63, dated February 27, 2020, and C104;
6. Mr. Bob Murray, Park Drive, Woodbridge;
7. Mr. Frank Troina, Kilmuir Gate, Woodbridge, and communications C61, dated February 27, 2020, and C105;
8. Ms. Enza Pizzola, Vaughan Mills Road, Woodbridge;
9. Mr. Robert Pizzola, Vaughan Mills Road, Woodbridge and communication C5, dated February 2, 2020;
10. Mr. Tony Lorini, Greater Woodbridge Ratepayer Association, and communications C20, dated February 4, 2020, and C106;
11. Mr. Sergio Villani, Cairnburg Place, Woodbridge and communication C19, dated February 11, 2020;
12. Ms. Letizia Agostini, Cairnburg Place, Woodbridge and communication C59, dated February 27, 2020;
13. Ms. Lucy Galante, Wycliffe Avenue, Woodbridge and communication C25, dated February 21, 2020;
14. Mr. Corrado Balducci, Vaughan Mills Road, Woodbridge and communication C88, dated March 2, 2020;
15. Mr. Andre Willi, Keep Vaughan Green, Ampezzo Avenue, Vaughan;
16. Ms. Rosanna Baldassarra, Keep Vaughan Green, Squire Graham Lane, Woodbridge and communication C8, dated February 17, 2020;
17. Mr. Anthony Vecchiarelli, Pennycross Court, Woodbridge and communication C76, dated February 29, 2020;
18. Ms. Chrystalla Balducci, Vaughan Mills Road, Woodbridge and communication C87, dated March 2, 2020;
19. Ms. Sabrina Falvo, Crofters Road, Woodbridge, and communication C107;
20. Ms. Ingrid Harris, Wycliffe Avenue, Vaughan and communications C64, dated February 27, 2020 and C108;
21. Ms. Monica Antonelli Guido, Gate House Court, Woodbridge and communications C52, dated February 27, 2020 and C109;
22. Ms. Mary Rosana Pietras, Keep Vaughan Green, Kilmuir Gate, Woodbridge and communication C7, dated February 17, 2020;
23. Mr. Hatem Abouelnile, Kilmuir Gate, Woodbridge and communication C28, dated February 12, 2020;
24. Mr. Bob Moroz, Keep Vaughan Green, Kilmuir Gate, Woodbridge and communication C75, dated March 1, 2020;
25. Ms. Josie Fedele, West Woodbridge Homeowners Association, Albany Drive, Woodbridge;

26. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
 27. Dr. Laura Federico, Keep Vaughan Green, Waymar Heights Boulevard, Woodbridge and communication C18, dated February 4, 2020;
 29. Mr. Nick Pinto, West Woodbridge Homeowners Association, Mapes Avenue, Woodbridge and C110, petition;
 30. Ms. Paola Maria Stefania Crocetti, Kilmuir Gate, Woodbridge and communication C12, dated February 16, 2020;
 31. Ms. Jennifer Eramo, Cairnburg Place, Woodbridge and communication C43, dated February 25, 2020;
 32. Mr. Frank Massara, Torran Road, Woodbridge, and communication C30, dated February 22, 2020;
 33. Ms. Andrea Lutzeier, Esmond Crescent, Toronto and communication C111, dated March 2, 2020;
 34. Mr. Dylan Hastie, Esmond Crescent, Toronto, and communication C112, dated March 2, 2020;
 35. Mr. Hank Lutzeier, Waymar Heights Boulevard, Woodbridge and communication C113, dated March 2, 2020;
 36. Mr. Paul Talluri, Kilmuir Gate, Woodbridge and communications C54, dated February 25, 2020 and C114, dated February 23, 2020;
 37. Ms. Lisa Manella, Waymar Heights Boulevard, Woodbridge;
 38. Mr. John Troina, Kilmuir Gate, Woodbridge;
 39. Mr. Sal Giunta, Kilmuir Gate, Woodbridge and communication C67, dated March 2, 2020;
 40. Mr. Richard Ubbens, Waymar Heights Boulevard, Woodbridge;
 41. Ms. Maria Verna, Village of Woodbridge Ratepayers Association and communication C115;
 42. Ms. Elena Tsytsak, Clarence Street, Woodbridge;
 43. Mr. Marco Pulciani, Keep Vaughan Green, Kilmuir Gate, Woodbridge and communications C45, dated February 25, 2020 and C116, dated March 3, 2020, and C117, petition;
 44. Ms. Lucia Pulciani, Kilmuir Gate, Woodbridge and communication C118, dated March 3, 2020;
 45. Ms. Theresia Arci, Firglen Ridge, Woodbridge;
 46. Ms. Nancy Antonelli, Wycliffe Avenue, Woodbridge and communication C53, dated February 27, 2020; and
 47. Mr. Maxim Nikulenکو, East Corner's Boulevard, Kleinburg; and
- 5) That communications C1 to C101 and C104 to C118, be received. (Set out as Attachment 9 of this report).

Recommendation and report of the Acting Deputy City Manager, Planning & Growth Management, dated March 3, 2020:

Recommendation, dated March 3, 2020:

1. That the Public Hearing report for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Files OP.19.014, Z.19.038 and 19T-19V007 (Clubhouse Developments Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a future comprehensive report to the Committee of the Whole.

Report, dated March 3, 2020:

Background

The subject lands ('Subject Lands') include properties that are municipally known as 20 Lloyd Street, 241 Wycliffe Avenue, and 737 and 757 Clarence Street. The Subject Lands are generally located north of Davidson Drive and Meeting House Road, and south of Wycliffe Avenue and are bisected by Clarence Street. The Subject Lands are approximately 118 hectares in size and include lands currently occupied by the Board of Trade Golf Course, portions of the Humber River Valley system, and three existing single family dwellings as shown on Attachment 1.

Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications have been submitted to permit the proposed development

The Owner has submitted the following applications (the 'Applications') to permit a proposed development (the 'Development') consisting of 475 single detached dwellings and 124 townhouses, 2 mixed-use blocks for apartment buildings (+/- 616 units up to 6-storeys in height), open space blocks, parks, roads, and infrastructure uses as shown on Attachments 7 and 8:

1. Official Plan Amendment File OP.19.014 to amend Vaughan Official Plan 2020 ('VOP 2010') to:
 - redesignate portions of the Subject Lands from "Private Open Space" to "Low-Rise Residential", "Low-Rise Mixed Use" with a Maximum Building Height of 6-storeys and a Density (Floor Space Index – FSI) of 2 times the area of Blocks 502 and 503, "Infrastructure and Utilities", "Parks" and "Natural Areas" to facilitate the redevelopment of the Subject Lands for residential, open space, park and stormwater management uses
 - include site-specific policies in Section 3.2.3.7 "Core Features" to permit additional uses including public parks, and a golf course and associated uses
 - expand the Woodbridge Centre Secondary Plan Area to include the entirety of the Subject Lands
 - include additional site-specific policy amendments to facilitate the proposal

Attachment 2 illustrates the Proposed Land Use Designations. Attachment 3 illustrates the Proposed Building Heights and the Density for Blocks 502 and 503. The Official Plan Amendment containing the policies and schedules, as submitted by the Owner, is included as Attachment 4.

2. Zoning By-law Amendment File Z.19.038 to rezone the Subject Lands from: “OS1 Open Space Conservation Zone”; “OS2 Open Space Park Zone”; “A Agricultural Zone”; “R1 Residential Zone” subject to site-specific Exception 9(263); “R1 Residential Zone” subject to site-specific Exception 9(1090); “R2 Residential Zone”; by Zoning By-law 1-88, as shown on Attachment 1, to the following zoning categories as shown on Attachment 5:
- “RD3 Residential Detached Zone Three” - all lots proposed for detached dwellings with site-specific development standards;
 - “RT1 Residential Townhouse Zone” – all Blocks proposed for street townhouse and laneway accessed townhouses with site-specific development standards;
 - “RA3 Apartment Residential Zone” - for the proposed Low-Rise Mixed-Use blocks with site-specific development standards including a reduction to required residential parking rate;
 - “OS1 Open Space Conservation Zone” - the proposed open space and stormwater management blocks; and
 - “OS2 Open Space Park Zone” - the proposed park and parkette.

Attachment 5 illustrates the proposed zoning categories. The Zoning By-law Amendment, as submitted by the Owner, is included as Attachment 6.

3. Draft Plan of Subdivision File 19T-19V001, as shown on Attachment 7, to facilitate a Plan of Subdivision (the ‘Draft Plan’) consisting of the following:

Lot/Blocks/Roads	Land Use	Area (ha)	Number of Units
1	Detached Residential (min. 20.8 m lot frontage) (min. area 1416 m ²)	0.142	1
2-6, 20-45, 126-128, 185-199, 204-207, 245-271, 278-280, 311, 312, 320-323 and 420-423	Detached Residential (min. 13.7 m lot frontage) (min. area 376.75 m ²)	6.242	93
7-19, 46-81, 86-104, 114-125, 129-184, 200-203, 209-244, 272-277, 282-291, 293-310, 313-319, 324-346, 349-367, 369-374, 387-419 and 424-501	Detached Residential (min. 12.2 m lot frontage) (min. area 335.5 m ²)	17.206	376

Lot/Blocks/Roads	Land Use	Area (ha)	Number of Units
Irregular lots 208, 281, 292, 368 and 386	Detached Residential (min. 12.2 m lot frontage) (min. area 493.4 m ²)	0.435	5
82-85, 347, 348 and 378-385	Street Townhouse Residential (min. 6.1 m lot frontage)	1.393	64
105-113 and 357-377	Rear Lane Townhouse (min. 6.1 m lot frontage)	1.083	60
502 and 503	Low-Rise/Mixed-Use	3.117	616
Block 504	Parkette	0.202	
Blocks 505 – 507	Buffer	2.579	
Blocks 508 – 514	Open Space	51.316	
Blocks 515 – 521	Vista	0.394	
Blocks 522 - 586	0.3 m Reserves	0.013	
Blocks 587 and 588	Stormwater Management Blocks	4.707	
Block 589	Park	18.059	
Streets and Laneways	23.0 m wide (Streets 1 & 2) +/-1154 m	2.654	N/A
	17.5 m wide (Streets 3 - 16) - +/- 4842 m	8.474	
	8 m Laneways - +/- 271 m	0.216	
TOTAL		118.232	1,215

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

- a) Date the Notice of Public Hearing was circulated: February 7, 2020.

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and Notice Signs were installed on the property in accordance with the City's Notice Signs, Procedures and Protocols.

- b) Circulation Area: 150 m radius from the Subject Lands and to:

- the Greater Woodbridge Ratepayers' Association
- the West Woodbridge Homeowner's Association
- the Village of Woodbridge Ratepayers' Association
- the Carrying Place Ratepayers' Association
- those persons, individuals or organizations that had requested notification regarding Official Plan Amendment File OP.18.001

- those persons, individuals or organizations that had either provided written communication or made an oral deputation regarding:
 - a. The May 8, 2018 Councillor Member's Resolution "Community Impact Review of Board of Trade Golf Course Development Proposal"; and
 - b. The June 5, 2018 Committee of the Whole report "The Country Club, 20 Lloyd Street, Woodbridge – Tree Protection".

c) Comments Received:

The Development Planning Department has received written comments from the following (as of February 10, 2020):

- Greater Woodbridge Ratepayers' Association, email dated February 4, 2020
- Keep Vaughan Green, February 4, 2020

The following is a summary of the comments that have been provided in the written correspondence received to-date:

- The Development is too dense
- Analysis of the Development requires additional time
- Vaughan Planning Staff, related departments and agencies will not have the adequate time and resources to consider all aspects and impact of an application this size, including but not limited to the impact on the existing community, the environment, traffic, quality of life, wildlife, loss of green space and the potential loss of indigenous ancestral lands
- An interim control by-law would be in the public interest and benefit all parties involved, including Vaughan Planning Staff, where fair and independent expert planning advice can be obtained to ensure that we are in fact making the right decisions

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in the final technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority.

The following reports were submitted for consideration by the Committee of the Whole as they related to Official Plan Amendment File OP.18.001:

Analysis and Options

A Previous Application for Official Plan Amendment (File OP.18.001) was submitted and subsequently withdrawn and is now closed

On January 8, 2018, Clubhouse Properties Inc. filed Official Plan Amendment (File OP.18.001). The file was subsequently withdrawn by a letter dated May 7, 2018 (received by the Development Planning Department on May 8, 2018) and has been closed.

Amendments to Vaughan Official Plan 2010 ('VOP 2010') are required to permit the Proposed Development

The Subject Lands are identified as “Community Area” and “Natural Areas and Countryside” on Schedule 1 - Urban Structure, and are located within the “Urban Area” on Schedule 1A - Urban Area of VOP 2010.

The southern portion of the Subject Lands are designated “Private Open Spaces” by VOP 2010, Volume 2, Section 11.11 Woodbridge Centre Secondary Plan ('WCSP').

The northern portion of the Subject Lands are designated “Natural Areas” and “Private Open Spaces” by VOP 2010, and the existing 3 residential properties are designated “Low Rise Residential”(Schedule 13 - Land Use).

Portions of the Subject Lands are designated “Core Features” on Schedule 2 - Natural Heritage Network, and “Special Policy Areas” on Schedule 8 - Special Policy Areas of VOP 2010.

The proposed residential development with a public park and stormwater blocks is not permitted in these designations and does not conform to the policies of VOP 2010. As such, an amendment to VOP 2010 is required.

The Owner has submitted an Official Plan Amendment application to:

- Amend Schedule 13 - Land Use of VOP 2010 to re-designate a portion of the Subject Lands from “Private Open Spaces” and “Low-Rise Residential” to “Lands Subject to Secondary Plans”.
- Amend Schedule 9 - Future Transportation Network of VOP 2010 to identify a new minor collector through the Subject Lands and expanding

the areas subject to Secondary Plans to include the entirety of the Subject Lands.

- Amend Schedule 1- Policy Areas of the Woodbridge Centre Secondary Plan to expand the Secondary Plan to include the entirety of the Subject Lands.
- Amend Schedule 2 - Land Use to the Woodbridge Centre Secondary Plan to expand the Secondary Plan to include the entirety of the Subject Lands and to re-designate a portion of the Subject Lands from “Private Open Spaces” to “Low Rise Residential”, “Low-Rise Mixed Use”, “Infrastructure and Utilities”, “Parks” and “Natural Areas”. Schedule 2 is also being modified to identify the Subject Lands as “Area B”.
- Amend Schedule 3 - Density Plan; Schedule 4 - Building Height Maximums; Schedule 5 - Distinct Character Areas; Schedule 6 - Parks and Open Space Framework; Schedule 7 - Pedestrian and Bicycle Trails Network; Schedule 8 - Street Network, Nodes and Gateway; and, Schedule 9 - Special Policy Area of the Woodbridge Centre Secondary Plan to include the entirety of the Subject Lands with any required amendments.

The following site-specific amendments to VOP 2010 have been identified by the Owner that are required to permit the proposed Development:

Table 1

	VOP 2010 Policy	Proposed Amendments to VOP 2010
a.	Section 3.2.3.7 respecting development permissions in the “Core Features” designation	<p>Permit the following uses:</p> <ul style="list-style-type: none"> a. golf courses and associated uses; b. serviced playing fields; c. parks; d. playgrounds; e. community gardens; f. cemeteries; and g. buildings and structures accessory to the uses listed in policy a. though f. above. <p>Lands for parks, playgrounds and serviced playing fields conveyed to the City will be accepted for the purposes of satisfying parkland dedication requirements under the <i>Planning Act</i></p>

Item 1

Page 11 of 22

	VOP 2010 Policy	Proposed Amendments to VOP 2010
b.	Section 9.2.2.15 respecting permitted uses and building types in the “Parks” designation	<p>Include the following uses:</p> <ul style="list-style-type: none"> a. golf courses and associated uses; b. cemeteries; c. serviced playing fields; d. playgrounds; e. community gardens; f. uses permitted in accordance with Policy 9.2.2.16.c of VOP 2010; and g. buildings and structures accessory to the uses listed in policy a. though f. above.
c.	Section 4.1 and 4.2 identifies a hierarchy of street types established to provide a comprehensive transportation network	Minor Collector roads are identified as part of the Applications. The final alignment of minor collector roads, and the final classification and layout of local roads, will be determined through the Draft Plan of Subdivision applications without further amendment to VOP 2010
d.	Section 7.3 Parks and Open Spaces respecting types, design and parkland dedication requirements	<p>An amendment is proposed in order to provide visual connectivity to the adjacent open space and park, greenways are permitted to the satisfaction of the City as per the following criteria:</p> <ul style="list-style-type: none"> a. Located to provide views of the park and open space system; b. May have less public street frontage to accommodate views of the park and / or open space; c. Are of a sufficient width to be programmed with recreational uses and a multi-use recreational trail; and

	VOP 2010 Policy	Proposed Amendments to VOP 2010
		<p>d. Where feasible, connect to or form part of the proposed trail plan for the Subject Lands.</p> <p>Greenway(s) not required for compensation, natural enhancement or other ecological uses may be considered for parkland credit at a suitable value, to the satisfaction of the City</p>
e.	Section 9.2.1.9 e permits a Day Care in a number of designations provided they are located on a public street with a right-of-way of 26 m or greater	To permit a Day Care on a public street with a right-of-way of less than 26 m
f.	Section 9.2.2.2.e states that in areas designated as Low-Rise Mixed-Use and located in Community Areas <i>retail</i> and office uses will be limited to a maximum of 500 m ² of gross floor area if located on a collector street	Permit retail and office uses to a maximum of 800 m ² of gross floor area
g.	Volume 2 – 11.11 Woodbridge Centre Secondary Plan, Section 7.2 includes policies related to the enhancement of natural features to maintain the “community within a park setting” of Woodbridge	The proposed amendment would introduce a policy requiring that applications for new residential development and site alteration within the Subject Lands and designated “Low Rise Residential” shall be accompanied by a tree inventory and vegetation conservation plan that maintains existing healthy mature trees along the boundaries of existing residential development to the extent practical. A tree canopy coverage replacement plan shall be required to demonstrate tree canopy replacement initiatives and enhancement opportunities to compensate for the removal of trees having a diameter of 20 cm or more

The Official Plan Amendment containing the policies and schedules, as submitted by the Owner, is included as Attachment 4. Additional exceptions to VOP 2010 and the Woodbridge Centre Secondary Plan may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

Amendments to Zoning By-law 1-88 are required to permit the proposed Development

The Subject Lands are zoned “OS1 Open Space Conservation Zone”, “OS2 Open Space Park Zone”, “A Agricultural Zone”, “R1 Residential Zone” subject to site-specific Exception 9(263), “R1 Residential Zone” subject to site-specific Exception 9(1090) and “R2 Residential Zone”, which does not permit the proposed Development. As such, an amendment to By-law 1-88 is required.

The Zoning By-law Amendment application has been submitted by the Owner to rezone the Subject Land as follows:

- “RD3 Residential Detached Zone Three” - all lots proposed for detached dwellings with specific development standards
- “RT1 Residential Townhouse Zone” – all Blocks proposed for street townhouse and laneway accessed townhouses with specific development standards
- “RA3 Apartment Residential Zone” - the proposed Low-Rise Mixed-Use blocks with specific development standards including a reduction to required residential parking rate
- “OS1 Open Space Conservation Zone” - the proposed open space and stormwater management blocks
- “OS2 Open Space Park Zone” - the proposed park and parkette

The Zoning By-law Amendment, as submitted by the Owner, is included as Attachment 6. Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

Through a preliminary review of the Applications, the Development Planning Department has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Consistency and Conformity with Provincial Policies/Plans, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of all applicable statutory policies of the <i>Provincial Policy Statement</i> (2014) (the 'PPS'), the <i>Growth Plan for the Greater Golden Horseshoe</i> (2019) (the 'Growth Plan'), and the York Region and VOP 2010 Official Plan policies.
b.	Appropriateness of the Proposed Re-designation of the Subject Lands, the Site-Specific Official Plan Amendments and corresponding Proposed Rezoning and Zoning By-law Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed land use designations, site-specific amendments to VOP 2010, the proposed zone categories and site-specific zoning standards, will be reviewed in consideration of the existing and planned land uses. Regard for the existing surrounding community, natural area and the development standards for the proposed community will also be considered. ▪ The Owner is requesting to permit a golf course and associated uses to continue to operate and allow public parks within the "Core Features" on the Subject Lands. The opportunity to secure lands into public ownership will be considered in the context of the review based on the technical appropriateness and applicable PPS, Growth Plan, YROP and VOP 2010 policies, and Toronto and Region Conservation Authority policies. ▪ Section 9.2.2.17c of VOP 2010 states that "should the Private Open Space cease to exist, appropriate alternate land uses shall be determined through the Official Plan amendment process and shall be subject to an area specific study". Review of the Applications and the supporting technical studies, reports and plans will be considered in consideration of the referenced policy, particularly, the proposed land uses impact on the surrounding community. ▪ The Owner is requesting a "Low-Rise Mixed-Use" designation with a maximum Height of 6-storeys and an FSI of 2 times the area of the lot for the areas identified as Blocks 502 and 503. Consideration of the appropriateness of the proposed height, use and density of the lands identified for Blocks 502 and 503 will be reviewed.

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Aerial Orthophotograph/Context Map - Legal Survey Plan - Draft Official Plan Amendment - Draft Zoning By-law Amendment - Draft Plan of Subdivision Plan - Legal Survey Plan - Parkland Dedication - Concept Plan/Landscape Master Plan - Community Services & Facilities Impact Study - Sustainability Metrics - Urban Design and Sustainability Guideline - Architectural Control Guidelines - Landscape Master Plan - Landscape Plan & Details - Landscape Cost Estimate - Constraints Mapping - Arborist Report & Tree Inventory and Preservation Plan - Buffer Planting Plans - Pedestrian and Bicycle Circulation Plan - Stage 1 Archaeological Assessment - Stage 2 and 3 Archaeological Assessment - Cultural Heritage Impact Assessment - Heritage Interpretation Plan - Clarence Street Character Study & Evaluation - Cultural Heritage Conservation Design Framework - Functional Servicing Report (including Servicing & Grading Plans) - Phase 1 Environmental Site Assessment (ESA) - Phase 2 Environmental Site Assessment (ESA) - Transportation Considerations Report

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - Noise and Vibration Report - Master Environmental Servicing Plan (MESP) which includes: <ul style="list-style-type: none"> - Stormwater Management Report and Water Balance - Sanitary and Water Servicing Sections - Geohydrology Assessment - Hydrogeological Investigation - Geotechnical Report - Natural Heritage and Environmental Impact Assessment - Flood Plan Analysis - Fluvial Geomorphology - Slope Stability Analysis
d.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the TRCA's regulated area and therefore, have been circulated to the TRCA for review and comment. The Owner is required to satisfy all requirements of the TRCA. ▪ Matters regarding the establishment of the development limits, building setbacks, buffer areas, tree preservation, geotechnical requirements, servicing, and the dedication/conveyance of open space lands to either the City of Vaughan or the TRCA will be reviewed.
e.	Road Network	<ul style="list-style-type: none"> ▪ The Development includes 2 minor collector roads (26.0 m in width) and 14 local roads (17.5 m in width), as well as 8 m laneways to access the proposed townhouses within Blocks 105 - 113 and 375 – 377. ▪ The Owner proposes that the final alignment of the minor collector roads and the final classification and layout of the local road network be determined during Draft Plan of Subdivision process, without further amendment to VOP 2010. ▪ The comprehensive road network for the Development, together with the Transportation Considerations Report, will be reviewed for the following, but not limited to:

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - Appropriateness of impacts on the surrounding community - Road alignments and connections and the proposed accesses to Wycliffe Avenue, Gamble Street and Clarence Street - Appropriate right-of-way widths - Compliance with the City's Design Criteria and Standard Drawings for roads - The location of lay-by parking, if any - Dimensions of all local road widths, cul-de-sacs, and roundabouts - Alignment and design of intersections - Location of sight triangles
f.	Parkland Dedication and Proposed Parks	<ul style="list-style-type: none"> ▪ The Owner is proposing an 18.1 ha park block (Block 589) on a portion of the Subject Lands that are designated "Core Features" and therefore, do not meet the City requirements for a park. Review will be given to the request, including the appropriateness and opportunities for recreational programming. ▪ The Owner is proposing a 0.2 ha parkette (Block 504) on the southern portion of the Subject Lands. ▪ The Parkland Dedication requirement, as outlined in the 2018 Active Together Master Plan ('ATMP'), recommends that 2.0 ha of parkland be provided for every 1,000 persons. The location, size and configuration of the proposed parks shown on Attachments 7 and 8 will be reviewed in consideration of the ATMP and are subject to revisions. ▪ Dependent on the extent of parkland conveyance from the Development, the Owner shall provide a cash-in-lieu payment of the dedication of parkland to meet the requirements of the <i>Planning Act</i>, VOP 2010 (Section 7.3.3 Parkland Dedication) and By-law 139-90, as amended by By-law 205-2012, to the satisfaction of the City.

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Proposed Trail Connections	<ul style="list-style-type: none"> ▪ Pedestrian connections between park blocks proposed for the Development and existing parks and open space trails located in proximity to the Subject Lands will be reviewed as part of the application process. ▪ The Owner has submitted a Pedestrian and Bicycle Circulation Plan and Landscape Master Plan which will be reviewed to the satisfaction of City staff for the appropriateness of proposed local trails and connection into local trail network systems along with the City-wide Vaughan Super Trail. Any local pedestrian pathways will be reviewed in consideration of the Vaughan Super Trail Concept endorsed by Vaughan Council on April 2017, and the Pedestrian and Bicycle Master Plan.
h.	Architectural / Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Owner has submitted architectural control guidelines and urban design guidelines for the proposed new community which will be reviewed in the context of the following, but not be limited to: <ul style="list-style-type: none"> - Outlining the experience of place, how it functions and how it connects - Active transportation and its relationship to and compatibility with the surrounding neighborhood context - A master landscape plan - Coordination of urban design/streetscape elements, including fencing treatments and street tree planting - Architectural control design guidelines - Low impact development and sustainable design practices/guidelines
i.	Cultural Heritage	<ul style="list-style-type: none"> ▪ The Subject Lands abut the Woodbridge Heritage Conservation District. Review of the proposal will consider its impact on cultural heriatge resources both on the Subject Lands and the surrounding community.

	MATTERS TO BE REVIEWED	COMMENT(S)
j.	Allocation and Servicing	<ul style="list-style-type: none"> The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Application is approved. If servicing capacity is unavailable, the entirety of Subject Lands, or parts thereof, will be zoned with a Holding Symbol “(H)” through the Zoning By-law Amendment Application, which will be removed once Vaughan Council has identified and allocated servicing capacity to the Subject Lands.
k.	Tree Preservation and Compensation, and Edge Management	<ul style="list-style-type: none"> The Owner has submitted an arborist report and tree inventory and and preservation plan/study as well as buffering planting plans, which will be reviewed in consideration of the inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation. Tree compensation options will be reviewed by the City and TRCA.
l.	Sustainable Development	<ul style="list-style-type: none"> Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Draft Plan of Subdivision Application process, if the Application is approved. In accordance with the City of Vaughan’s Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Score.
m.	York District School Board & York Catholic District School Board	<ul style="list-style-type: none"> The Applications have been circulated to the York Region District and York Catholic District School Boards for review and comment.

	MATTERS TO BE REVIEWED	COMMENT(S)
n.	Future Site Development Application Mixed-Use Blocks 502 and 503	<ul style="list-style-type: none"> ▪ A future Site Development Application is required to facilitate the Development of the Mixed-Use Blocks, should the Applications be approved. The review of the Site Development Application will consider, but not be limited to, the following matters: <ul style="list-style-type: none"> – Appropriate built form, site design, building elevations (including upgraded and visible flankage elevations) and materials, orientation of units and enhanced landscaping – Appropriateness of underground parking – Pedestrian and barrier-free accessibility to / from and throughout the site – Location of air conditioning units – Proper vehicular (including service vehicles such as fire and garbage trucks) turning movements, particularly within the proposed laneway – Provision of sufficient snow storage area(s) – Implementation of appropriate waste collection design standards

Financial Impact

Not Applicable

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. In addition, comments from the public and Vaughan Council expressed at the Public Hearing, or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Clement Messere, Senior Planner, Development Planning Department, Extension 8409

Attachments

1. Location Map
2. Proposed Land Use Designations
3. Proposed Building Heights and Proposed Density for Blocks 502 & 503
4. Draft Official Plan Amendment as Submitted with Applications

5. Proposed Zone Categories
6. Draft Zoning By-law Amendment as Submitted with Applications
7. Proposed Draft Plan of Subdivision File 19T-19V007
8. Proposed Master Landscape Plan
9. Committee of the Whole (Public Hearing) March 3, 2020 – Communications C1 - C101 and C104 -118
10. Council, March 11, 2020 – Communications C3 - C24, C26 and C27

Prepared by






Clement Messere, Senior Planner, ext. 8409

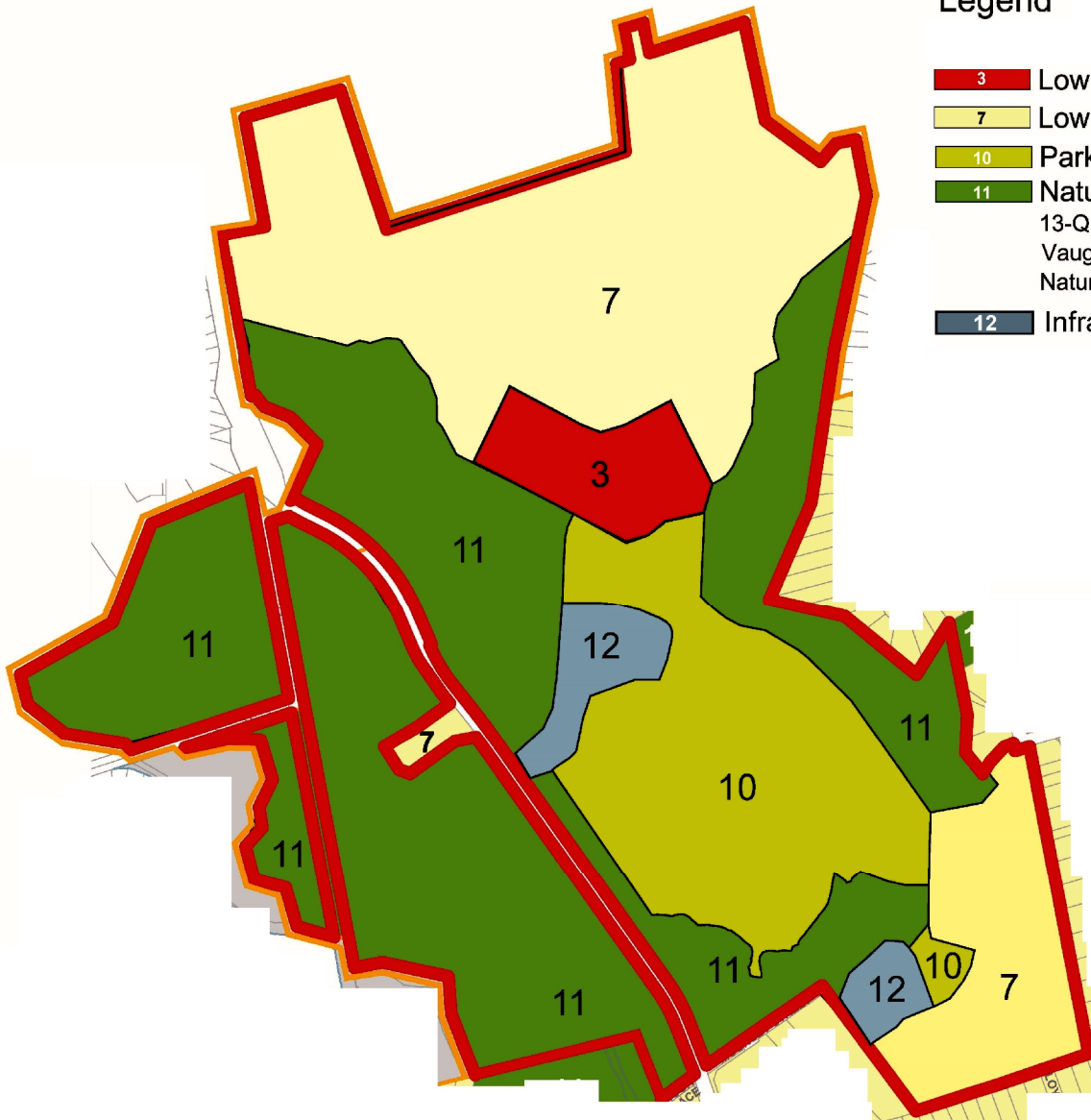
Christina Bruce, Acting Director of Development Planning, ext. 8231

/MP

 Subject Lands

Legend

-  3 Low Rise Mixed-Use
-  7 Low Rise Residential
-  10 Parks
-  11 Natural Areas(Refer to Schedule 13-Q of Volume 1 of the City of Vaughan Official Plan for complete Natural Area mapping)
-  12 Infrastructure and Utilities



Proposed Land Use Designations

LOCATION:
Part of Lots 9, 10, 11, 12, Concessions 7, 8

APPLICANT:
Clubhouse Developments Inc.



Attachment

FILES:
OP.19.014, Z.19.038 and
19T-19V007

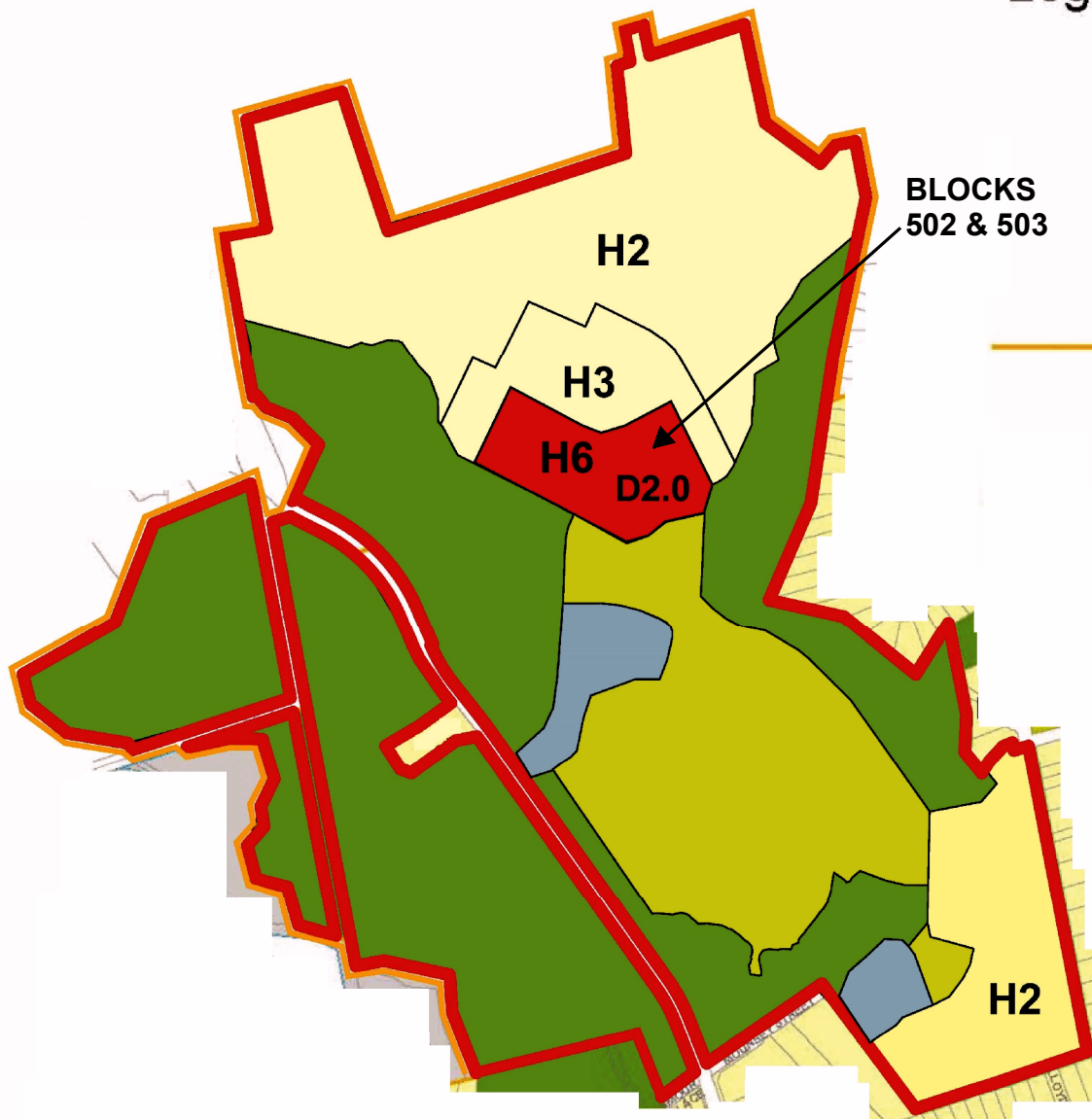
DATE: March 3, 2020

 Subject Lands

Legend

19m (6 storeys)
11m (3 storeys)
9.5m (2 storeys)

 Plan Boundary



Proposed Building Heights and Proposed Density For Blocks 502 & 503

LOCATION:
Part of Lots 9, 10, 11, 12, Concessions 7, 8

APPLICANT: Clubhouse Developments Inc.



Attachment

FILES:
OP.19.014, Z.19.038 and
19T-19V007

DATE: March 3, 2020

3

ATTACHMENT 4

Draft: December 20, 2019

Draft Official Plan Amendment OPA #00
Clubhouse Developments Inc.

**AMENDMENT NUMBER 00
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1” to “12” inclusive constitute Amendment Number 00 to the Official Plan of the Vaughan Planning Area.

I PURPOSE

To amend the provisions of Volume 2, Section 11 of the Vaughan Official Plan 2010 (VOP 2010), specifically respecting Policy 11.11 “Woodbridge Centre Secondary Plan”, by redesignating a portion of the Subject Lands identified as “Area Subject to Amendment No. 00” on Schedule “1” attached hereto by expanding the Secondary Plan to include additional portions of the Subject Lands and by redesignating the Subject Lands from “Private Open Space” to “Low Rise Residential”, “Low-Rise Mixed-Use”, “Infrastructure and Utilities”, “Parks” and “Natural Areas” to facilitate low-rise residential development and related uses and to modify Section 3.2.3.7 “Core Features” of VOP 2010 on a site-specific basis to permit the continued ability to operate a golf course and associated uses, and allow public parks within the Core Features of the Natural Area on the Subject Lands. In addition, Section 7.2 of the Woodbridge Centre Secondary Plan is amended to specify the requirements for a tree preservation and tree canopy coverage replacement plan.

II LOCATION

The lands subject to this Amendment (hereinafter referred to as the “Subject Lands”), are shown on Schedule ‘1’ attached hereto as “Area Subject to Amendment No. 00”. The Subject Lands are generally located east of Clarence Street, north of Woodbridge Avenue and south of Wycliff Avenue.

III BASIS

The decision to amend the Official Plan to amend the provisions below and contained in Section IV is based on the following considerations:

1. The Provincial Policy Statement (PPS) sets out the overall direction on matters of provincial interest related to land use planning and development, and includes policies that encourage new growth to urban areas. The PPS promotes efficient, cost effective development and land use patterns that are based on densities which:
 - i. Efficiently use land, resources, infrastructure, and public service facilities;
 - ii. Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 - iii. Provide publicly accessible built and natural settings; and
 - iv. Encourage a sense of place by promoting well-designed built-form and cultural planning.

The PPS promotes an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents, by maintaining the ability

to accommodate residential growth for a minimum of 10 years through residential redevelopment and intensification. The proposed redevelopment is consistent with the Provincial Policy Statement 2014 and promotes its goals and objectives.

2. The “Growth Plan for the Greater Golden Horseshoe” (“Growth Plan”) is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council’s planning decisions are required by the Planning Act to conform, or not conflict with, the Growth Plan. The Growth Plan promotes increased intensification of the existing built-up areas for a range and mix of housing. The Subject Lands are within the built-up area and this Amendment plans for a range of low density and low-rise mixed-use forms of housing on the Subject Lands. The proposal directs growth within the built-up area and provides for a housing density that will meet the needs of future and current residents, while meeting the goals and objectives of the Woodbridge Centre Secondary Plan. The proposed redevelopment conforms with the Growth Plan, while providing an appropriate transition in built form and density to surrounding areas.

3. The York Region Official Plan (YROP) designates the Subject Lands as “Urban Area”, which permits a wide range of residential, commercial, industrial and institutional uses. The objectives of the YROP include targeting growth to existing built up portions of urban areas, encouraging carefully planned intensification, and providing a broad range of housing types. The proposed residential redevelopment will diversify housing options in the community and create a public amenity through the proposed parks and trail network through the existing valley system with connections to the surrounding existing community.

The valley portion is subject to Regional Greenland System policies in the YROP.

Refinements to the boundaries of the Regional Greenland System may occur through approved planning applications supported by appropriate study and without amendment to the YROP. The necessary studies have been undertaken and reviewed by the Toronto and Region Conservation Authority and has resulted in a refinement of the Regional Greenlands System boundary. The proposed redevelopment conforms to the policies of the YROP.

4. VOP 2010 was adopted by the City of Vaughan on September 7, 2010, and endorsed

with modifications by the Region of York on June 28, 2012. It was appealed to the Ontario Municipal Board (now the Local Planning Appeal Tribunal – “LPAT”) and has subsequently received partial approval by the LPAT.

Schedule 2 “Natural Heritage Network” designates the valley portion of the Subject Lands as “Unapproved” and “Core Features”. The “Core Feature” is “Unapproved” along the edge of the valley. “Core Features” are protected in accordance with Sections 3.2.3.4 and 3.2.3.5 of the VOP 2010. The modification of “Core Features” is subject to Section 3.2.3.11 which permits minor modifications to the boundaries and alignment of “Core Features”, as identified on Schedule 2, through environmental study, without amendment to VOP 2010.

Schedule 13 “Land Use” designates the Subject Lands as “Private Open Spaces” and is subject to Policy 9.2.2.17(c), which requires an area specific study to determine appropriate alternate land uses should the Private Open Space cease to exist.

5. Through the completion and assessment of a comprehensive area specific study as required by VOP 2010, the proposed redevelopment is considered an appropriate alternative land use for the Subject Lands.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 (VOP 2010) is hereby amended by:

1. Modifying Schedule 13 “Land Use” to VOP 2010 as attached hereto as Schedule ‘2’, thereby redesignating a portion of the Subject Lands from “Private Open Spaces” and “Low-Rise Residential” to “Lands Subject to Secondary Plans”.
2. Modifying Schedule 9 “Future Transportation Network” to VOP 2010 as attached hereto as Schedule ‘3’, thereby identifying a new minor collector through the Subject Lands and expanding the areas subject to Secondary Plans to include the entirety of the Subject Lands.
3. Modifying Schedule 1 to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘4’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands.
4. Modifying Schedule 2 “Land Use” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘5, thereby expanding the Secondary Plan to include additional portions

of the Subject Lands and by redesignating a portion of the Subject Lands from “Private Open Spaces” to “Low Rise Residential”, “Low-Rise Mixed Use”, “Infrastructure and Utilities”, “Parks” and “Natural Areas”. Schedule 2 is also modified to identify the Subject Lands as “Area B”.

5. Modifying Schedule 3 “Density Plan” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘6’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands and by redesignating a portion of the Subject Lands from “Private Open Spaces” to “Low Rise Residential”, “Low-Rise Mixed Use” with a maximum density of 2.0, “Infrastructure and Utilities”, “Parks” and “Natural Areas”.
6. Modifying Schedule 4 “Building Height Maximums” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘7’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands and by redesignating a portion of the Subject Lands from “Private Open Spaces” to “Low Rise Residential” with maximum building heights of 2 and 3 storeys, “Low-Rise Mixed Use” with a maximum building height of 6 storeys, “Infrastructure and Utilities”, “Parks” and “Natural Areas”.
7. Modifying Schedule 5 “Distinct Character Areas” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘8’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands.
8. Modifying Schedule 6 “Parks and Open Space Framework” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘9’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands and deleting the Subject Lands from “Private Open Space – Golf Course” and replacing it with Parks and Open Space categories reflective of the amended Land Use schedule.
9. Modifying Schedule 7 “Pedestrian and Bicycle Trail Network” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘10’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands and identifying the proposed multi-use trails within the Subject Lands.
10. Modifying Schedule 8 “Street Network, Nodes and Gateways” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘11’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands and identifying a new minor collector and local roads through the Subject Lands.
11. Modifying Schedule 9 “Special Policy Area” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘12’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands.

12. Adding the following Site-Specific Policy under Section 9 to the Woodbridge Centre

Secondary Plan:

9.2 Area B: Board of Trade

Notwithstanding any other policies of the VOP 2010 and the Woodbridge Centre

Secondary Plan to the contrary, the following policies shall apply to the lands identified on

Schedule 2 “Land Use Plan” as “Area B”:

1. Notwithstanding Policy 3.2.3.7 of the VOP 2010, for the lands identified as Core Features on Schedule 2 of VOP 2010, the following additional uses are permitted:

- a. golf courses and associated uses
- b. serviced playing fields;
- c. parks;
- d. playgrounds;
- e. community gardens
- f. cemeteries; and
- g. buildings and structures accessory to the uses listed in policy a. through f. above.

Lands for parks, playgrounds and serviced playing fields conveyed to the City will be accepted for the purposes of satisfying parkland dedication requirements under the Planning Act.

2. Notwithstanding Policy 9.2.2.15 of the VOP 2010, for the lands identified as Parks on Schedule 2 of the Woodbridge Centre Secondary Plan, the following additional uses are permitted:

- a. golf courses and associated uses;
- b. cemeteries;
- c. serviced playing fields;
- d. playgrounds;
- e. community gardens;
- f. uses permitted in accordance to Policy 9.2.2.16.c of the VOP 2010; and
- g. buildings and structures accessory to the uses listed in policy a. through f. above.

3. Notwithstanding Sections 4.1 and 4.2 of the VOP 2010, the final alignment of Minor Collector Roads shown on Schedule 9 of the VOP 2010, and the final classification and layout of local roads, will be determined through the Draft Plan of Subdivision Application, without further amendment to Schedule 9 “Future Transportation Network”.

4. Notwithstanding Section 7.3 of the VOP 2010, in order to provide visual connectivity to the adjacent open space and park, greenways are permitted to the satisfaction of the City as per the following criteria:
 - a. Located to provide views of the park and open space system;
 - b. May have less public street frontage to accommodate views of the park and / or open space;
 - c. Are of a sufficient width to be programmed with recreational uses and a multi-use recreational trail; and
 - d. Where feasible, connect to or form part of the proposed trail plan for the Subject Lands.

Greenway(s) not required for compensation, natural enhancement or other ecological uses may be considered for parkland credit at a suitable value, to the satisfaction of the City.

5. Notwithstanding Section 9.2.1.9.e of the VOP 2010, a Day Care is permitted on a public street with a right-of-way less than 26 metres in width.
6. Notwithstanding Section 9.2.2.2.e of the VOP 2010, retail or office uses permitted within the “Low-Rise Mixed-Use” designation shall have a maximum gross floor area of 800 square metres.
7. Notwithstanding Policy 7.2 of the Woodbridge Centre Secondary Plan, applications for new residential development and site alteration within the Subject Lands and designated Low Rise Residential shall be accompanied by a tree inventory and vegetation conservation plan that maintains existing healthy mature trees along the boundaries of existing residential development to the extent practical. A tree canopy coverage replacement plan shall be required to demonstrate tree canopy replacement initiatives and enhancement opportunities to compensate for the removal of trees having a diameter of 20cm or more.”

V IMPLEMENTATION

It is intended that the policies of the VOP 2010 pertaining to the Subject Lands will be implemented by way of an amendment to the Vaughan Zoning By-law, and Draft Plan of Subdivision and Site

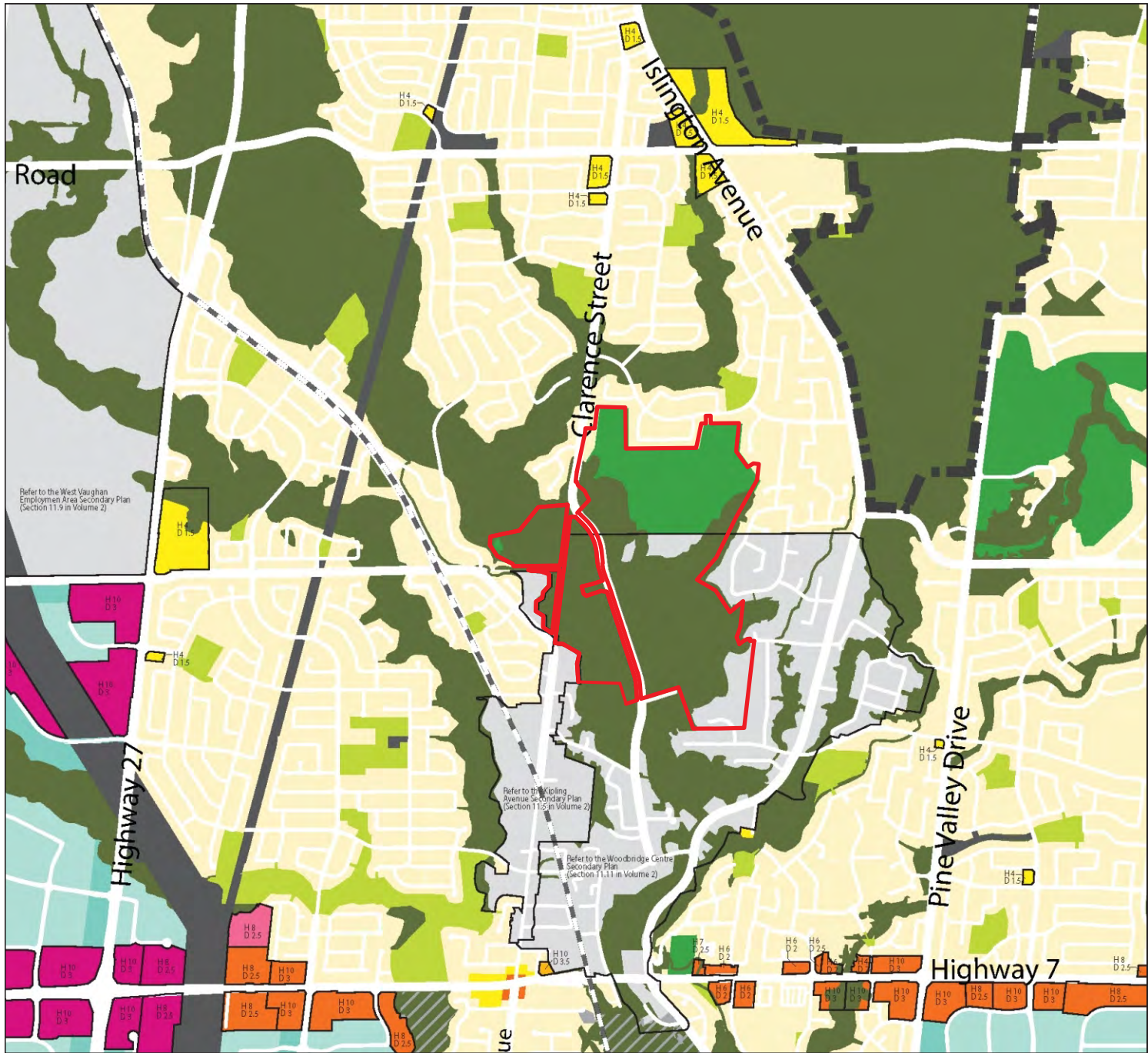
Development approvals, pursuant to the *Planning Act, R.S.O. 1990, c. P.13*.

VI INTERPRETATION

The provisions of the VOP 2010 as amended from time to time regarding interpretation shall apply with respect to this Amendment.

Authorized by Item No. ____ of Report No. ____
of the Committee of the Whole
Adopted by Vaughan City Council on
_____, 2020

ATTACHMENT 4
EXISTING LAND USE DESIGNATIONS FROM VOP 2010

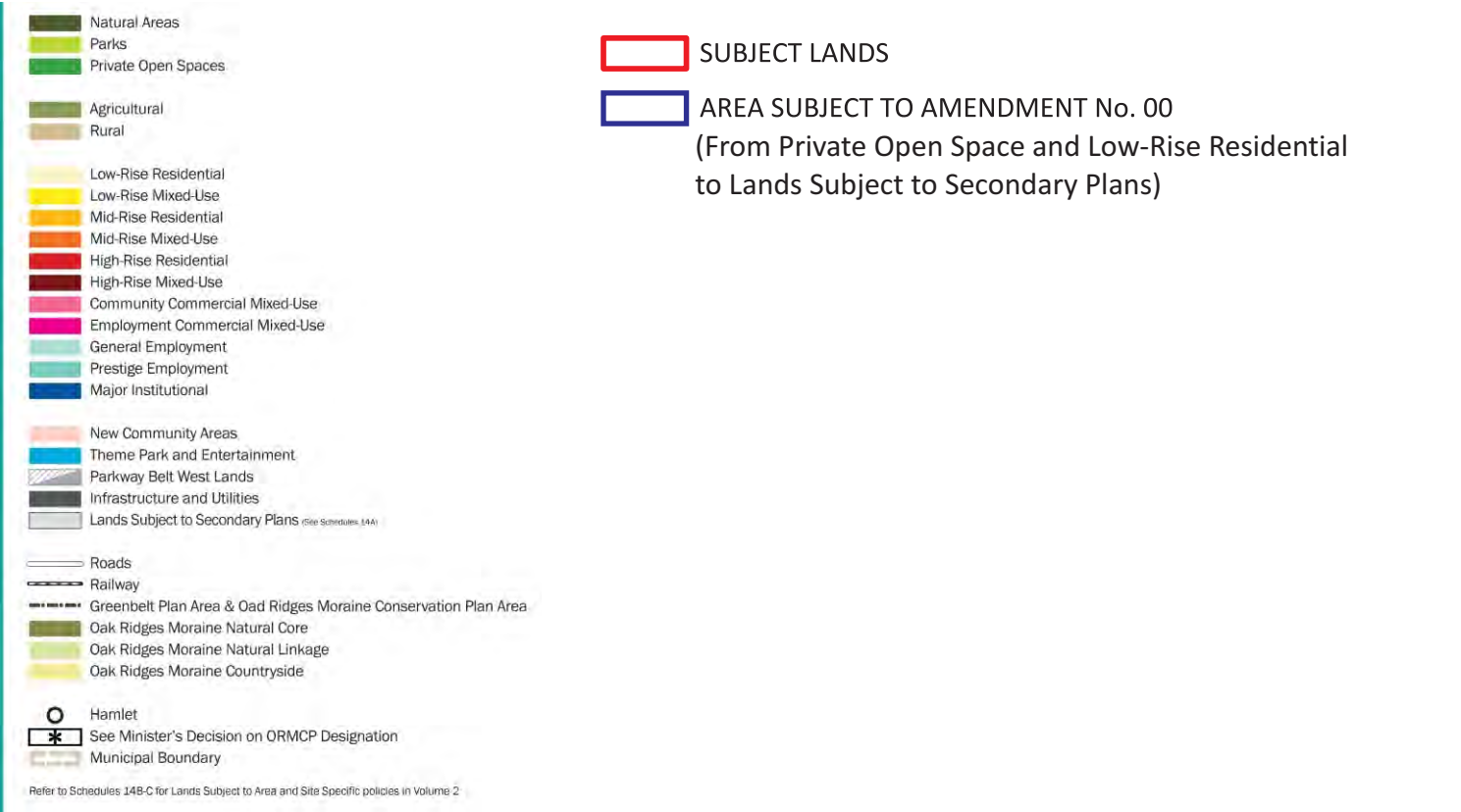
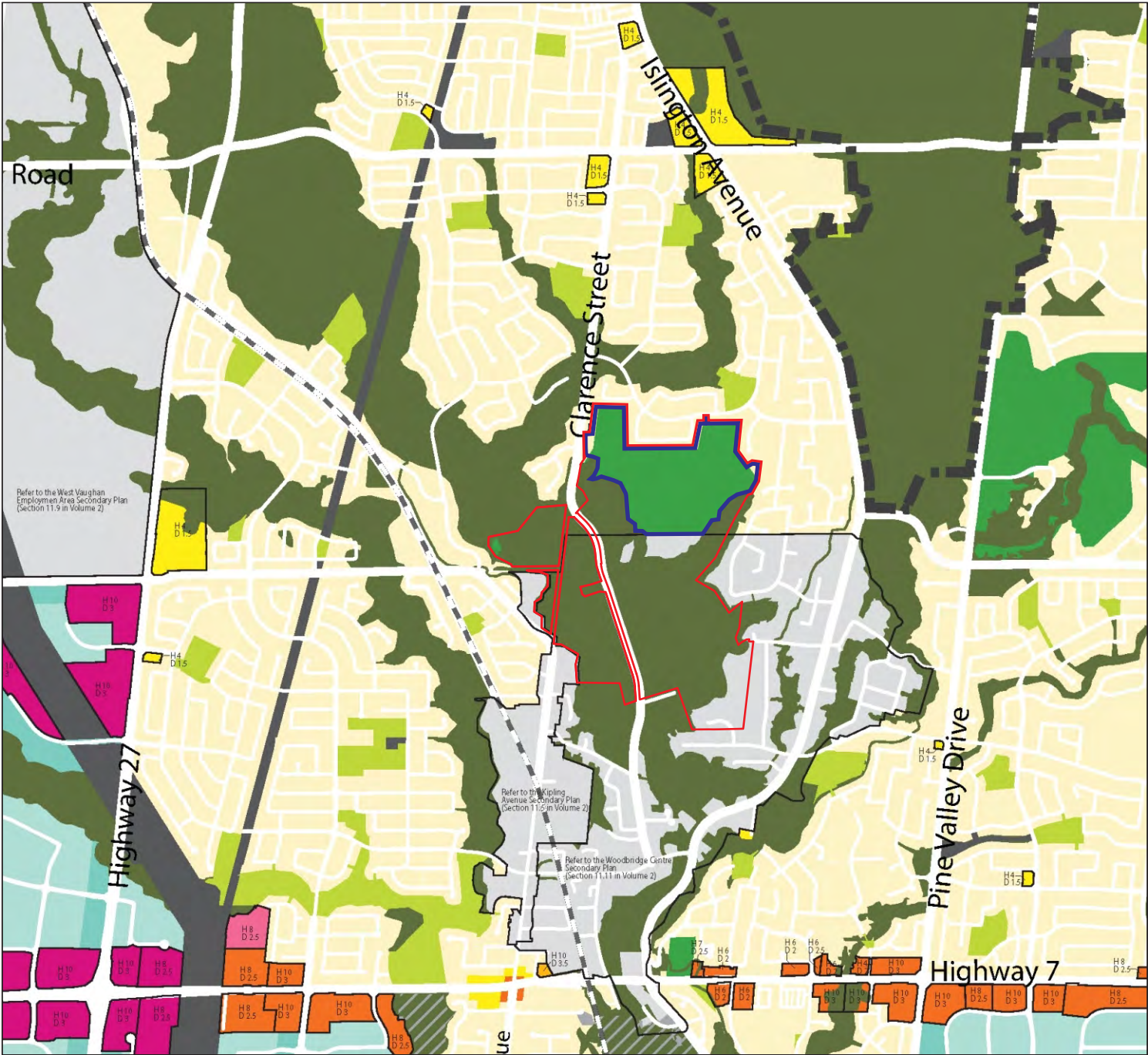


AREA SUBJECT TO AMENDMENT No. 00

THIS IS SCHEDULE '1'
TO AMENDMENT No. 00
ADOPTED THE 39 DAY OF 2020

ATTACHMENT 4

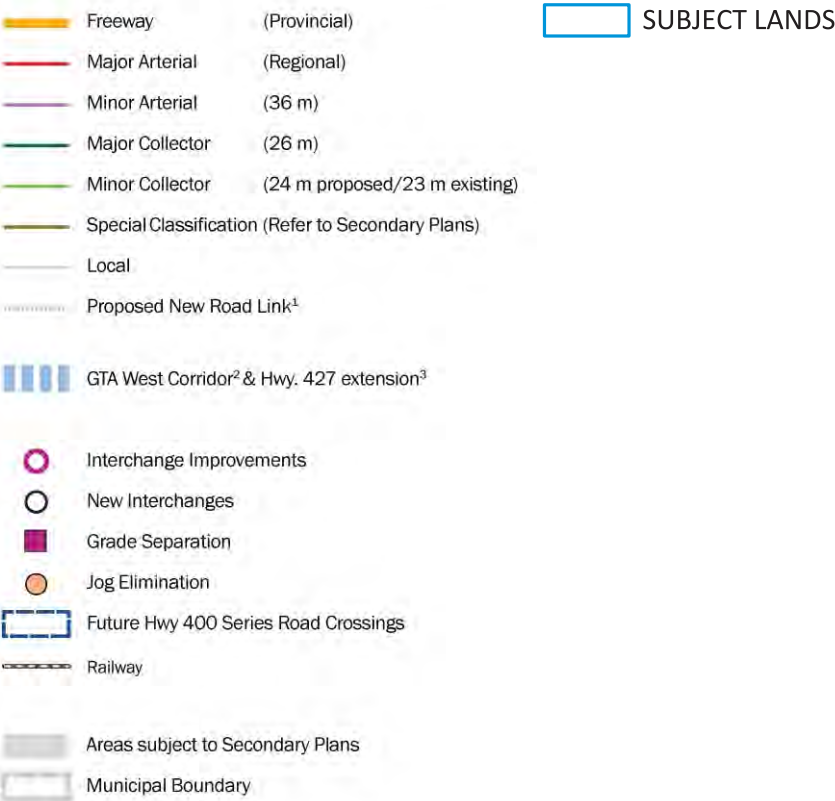
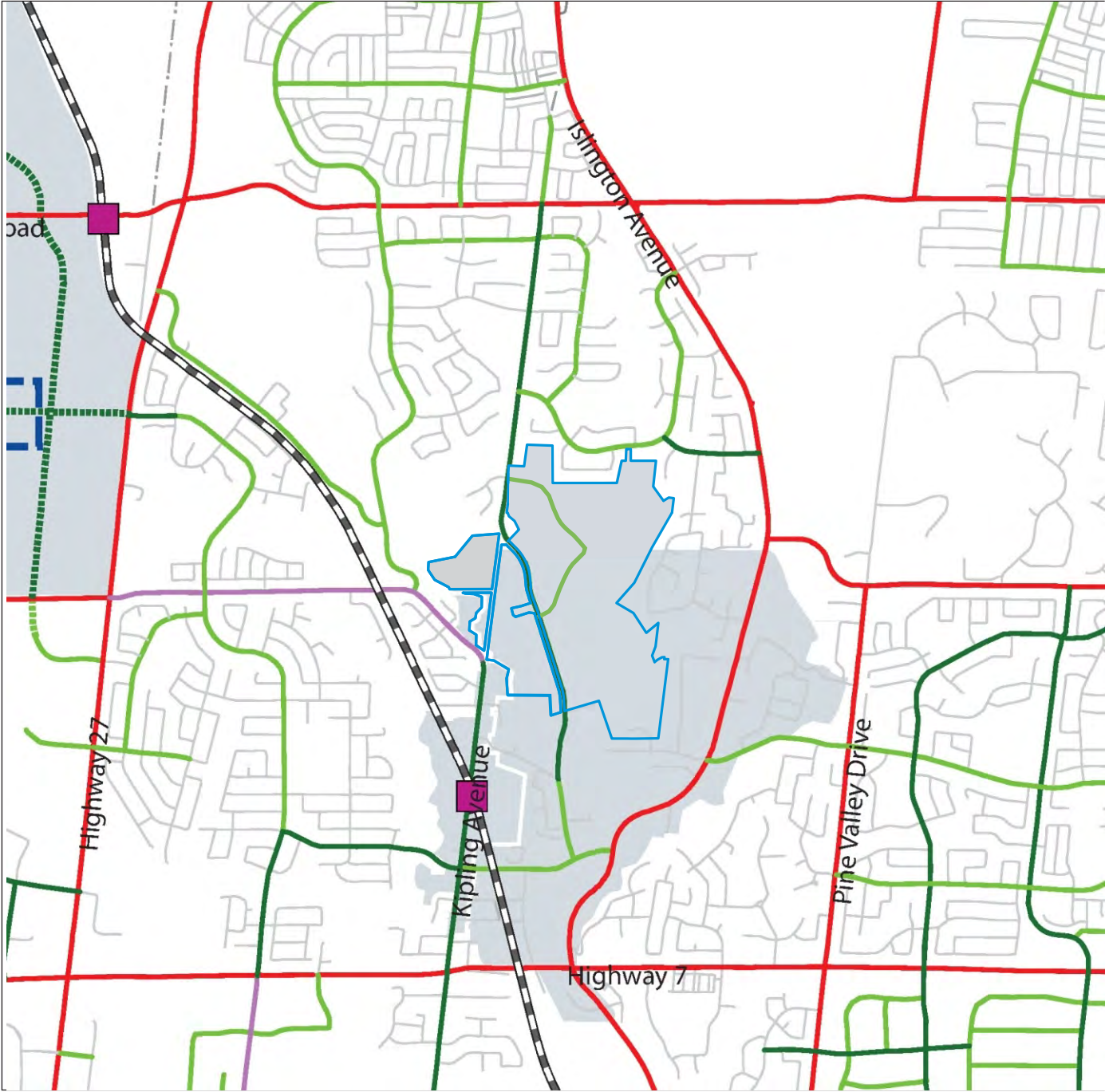
THIS IS PART OF SCHEDULE 13 LAND USE MAP TO VOP 2010



THIS IS SCHEDULE '2'
TO AMENDMENT No. 00
ADOPTED THE ____ DAY OF ____ 2020

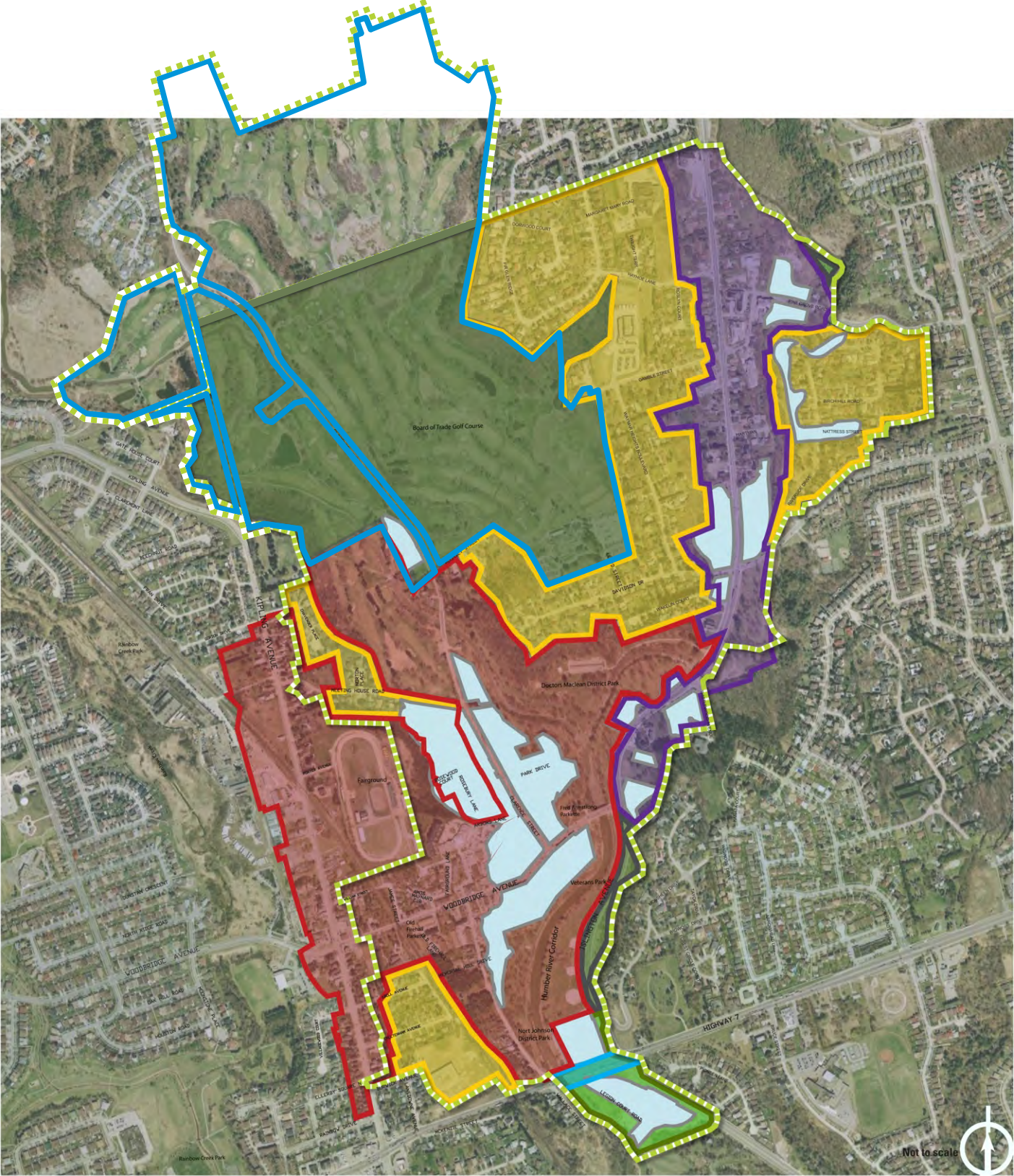
ATTACHMENT 4









THIS IS PART OF SCHEDULE 9 FUTURE TRANSPORTATION NETWORK TO VOP 2010



THIS IS SCHEDULE '3'
TO AMENDMENT No. 00
ADOPTED THE 41 DAY OF 2020

ATTACHMENT 4
THIS IS PART OF SCHEDULE 1
WOODBIDGE CENTRE SECONDARY PLAN

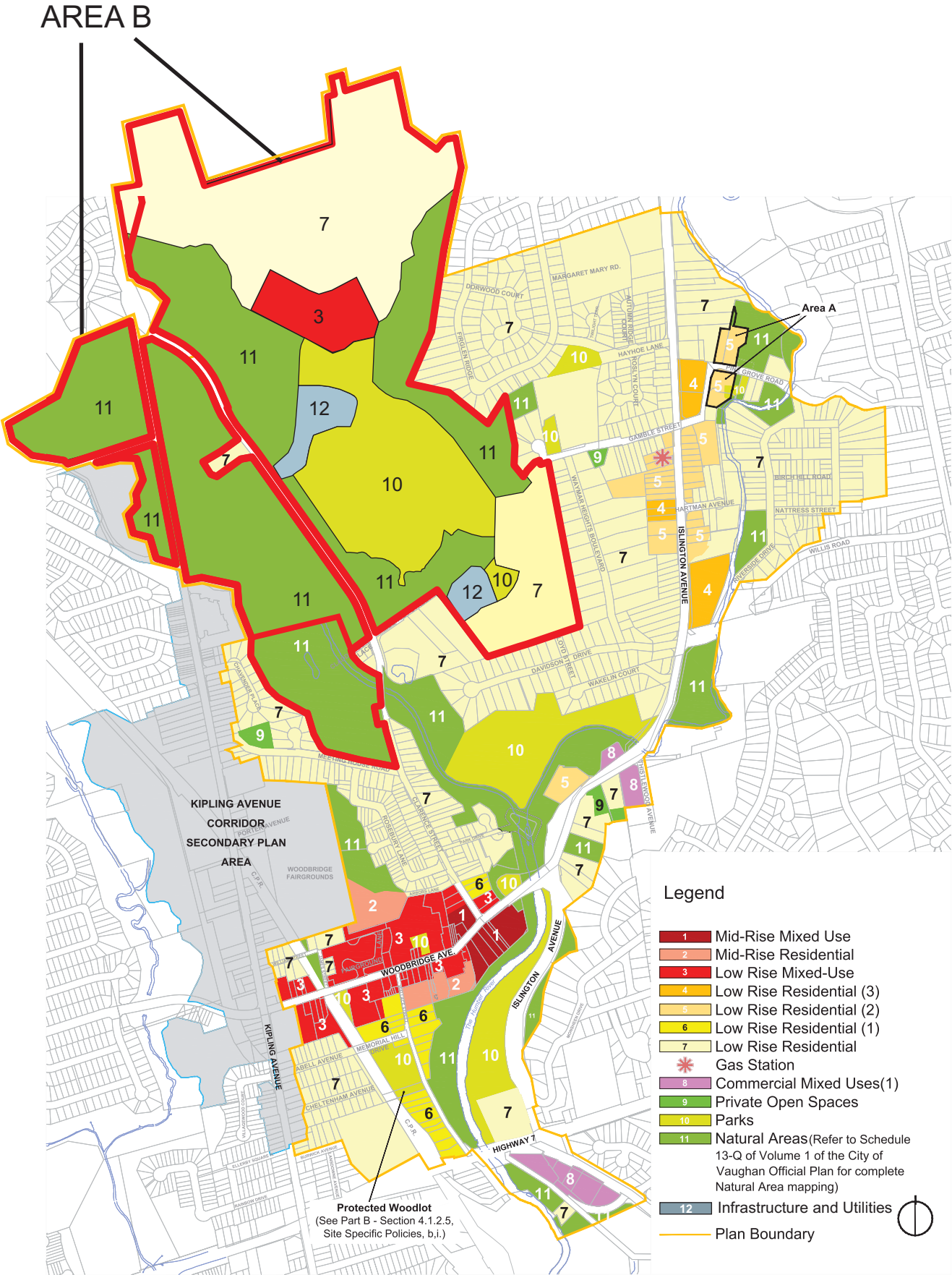


-  Woodbridge Centre Secondary Plan Boundary
-  Woodbridge Heritage Conservation District Area
-  Islington Avenue Corridor Study Area (OPA 597)
-  Highway 7 Corridor Study Area (OPA 661)
-  Subject Lands
-  The Neighbourhoods (OPA 240)
-  Highway 7 Area (OPA 240)
-  Special Policy Areas (OPA 240, OPA 440)*
- * The limits of the Special Policy Areas (SPA) identified on this schedule and the SPA policies in OPAs 240 and 440 have been replaced by the SPA boundaries identified on Schedule 9 and the policies in Section 7.3 of this Secondary Plan.

THIS IS SCHEDULE '4'
TO AMENDMENT No. 00
ADOPTED THE 42 DAY OF 2020

ATTACHMENT 4

THIS IS PART OF SCHEDULE 2 LAND USE PLAN WOODBRIDGE CENTRE SECONDARY PLAN

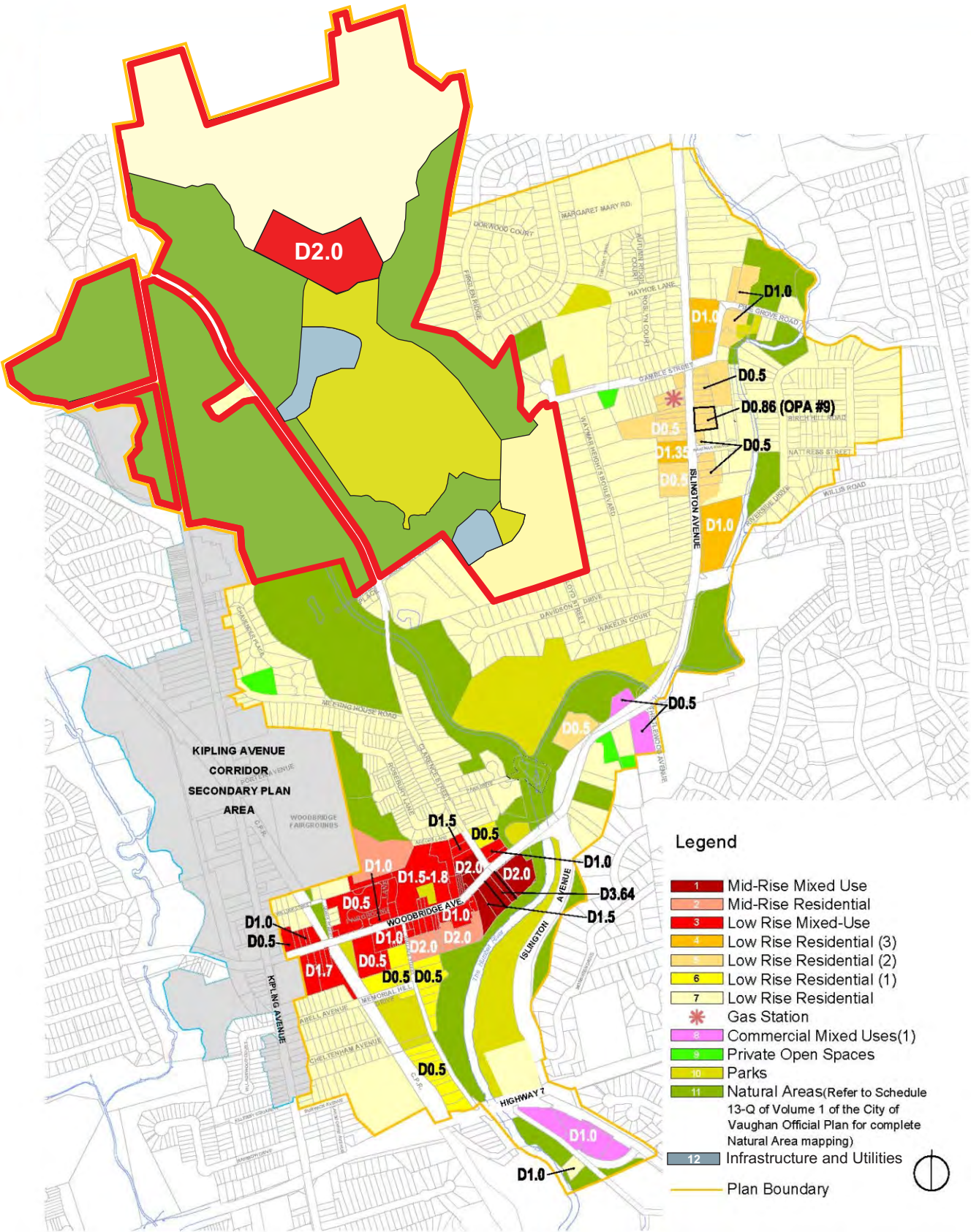


THIS IS SCHEDULE '5'
TO AMENDMENT No. 00
ADOPTED THE 43 DAY OF 2020

ATTACHMENT 4

THIS IS PART OF SCHEDULE 3 DENSITY PLAN

WOODBIDGE CENTRE SECONDARY PLAN



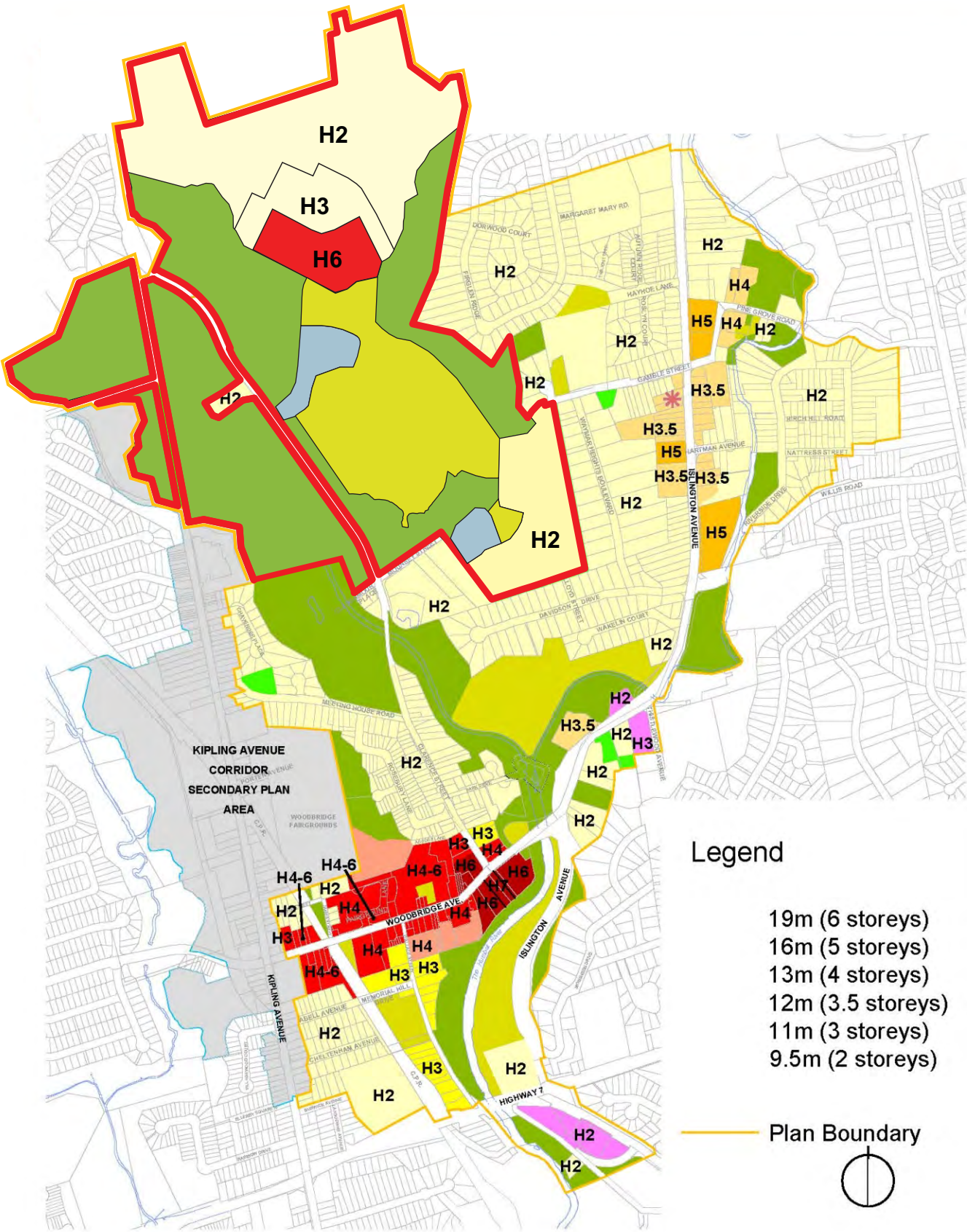
 Subject Lands

THIS IS SCHEDULE '6'

TO AMENDMENT No. 00

ADOPTED THE 44 DAY OF 2020

ATTACHMENT 4
THIS IS PART OF SCHEDULE 4 BUILDING HEIGHT MAXIMUMS
WOODBIDGE CENTRE SECONDARY PLAN

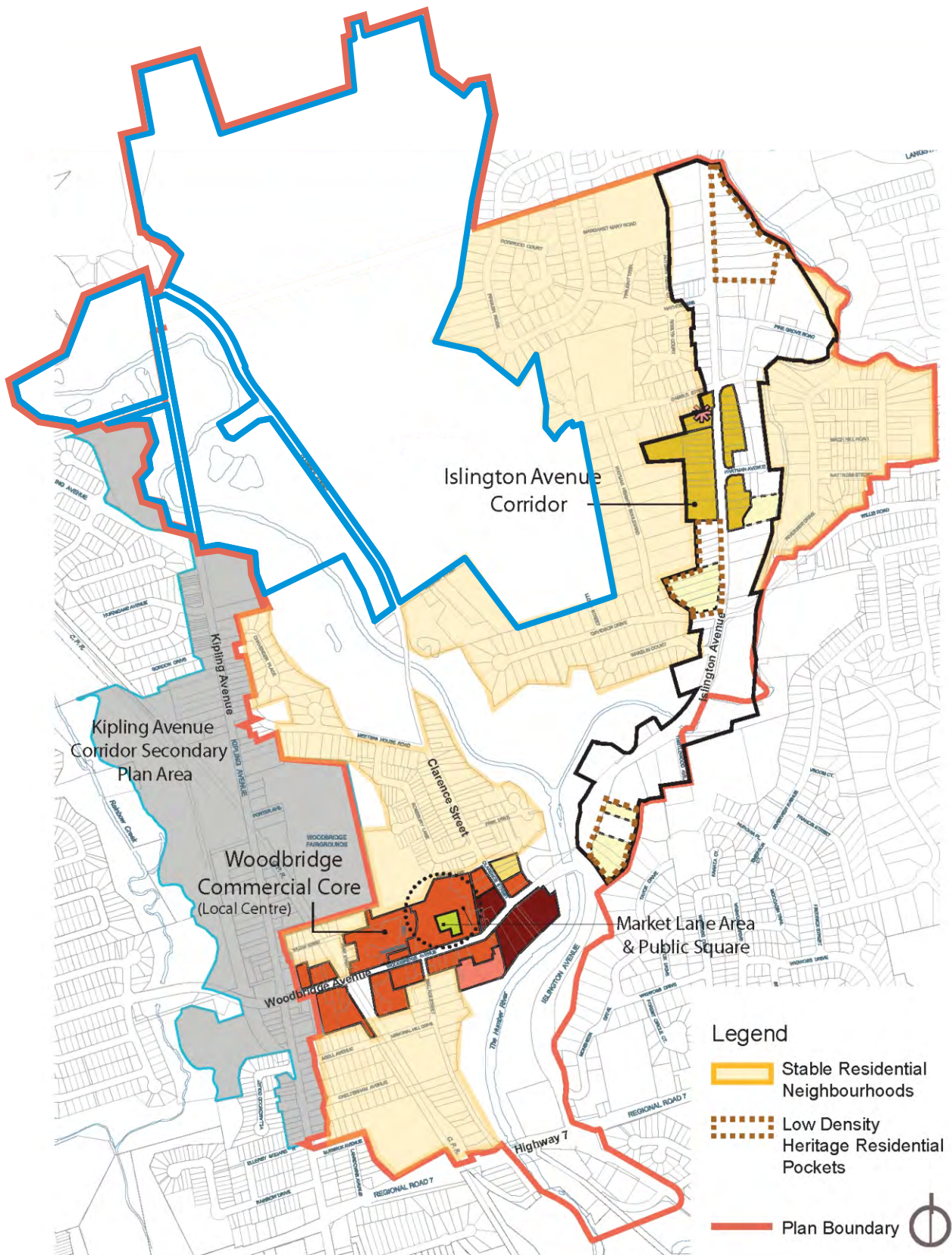


 Subject Lands

THIS IS SCHEDULE '7'
TO AMENDMENT No. 00
ADOPTED THE 45 DAY OF 2020

ATTACHMENT 4

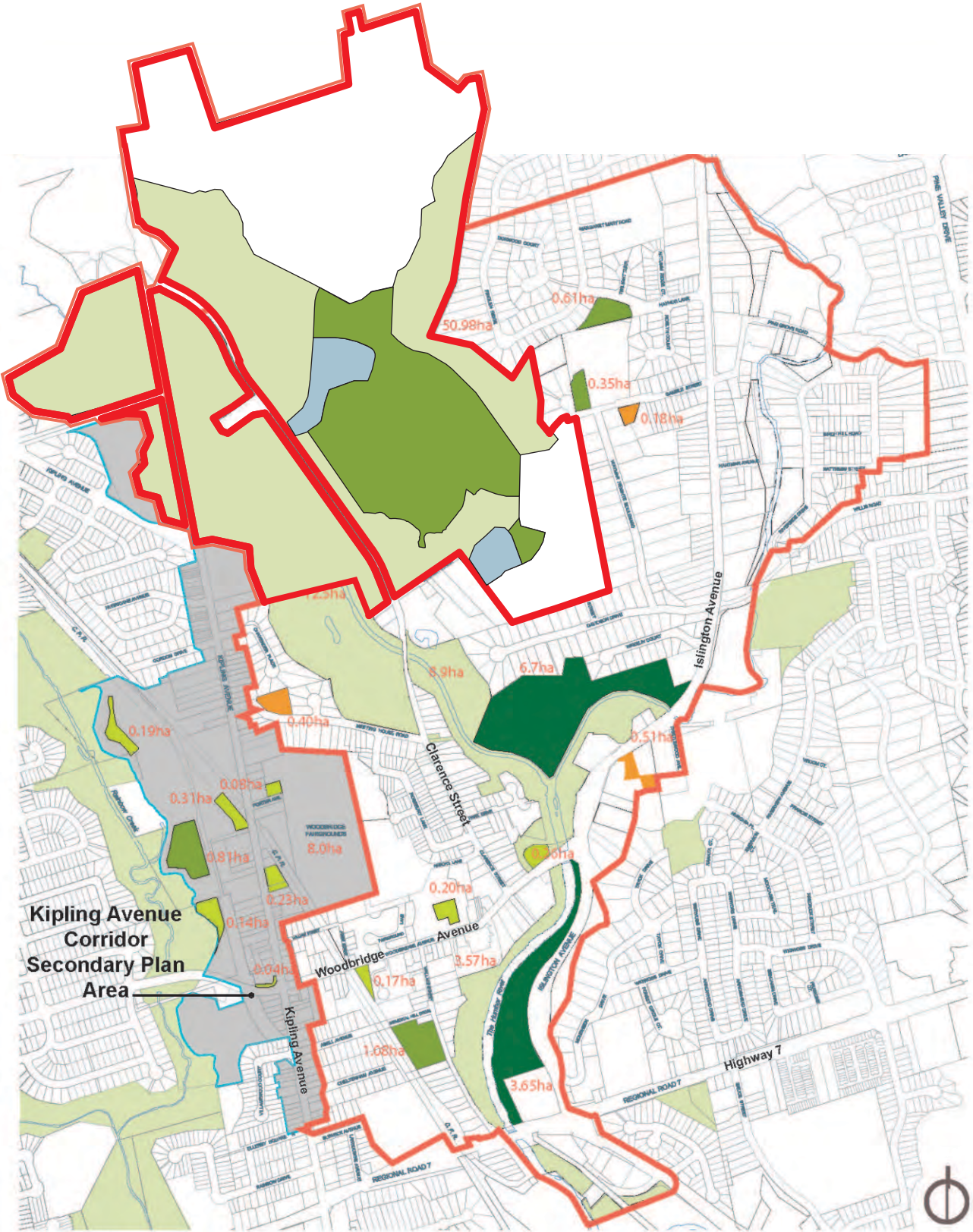
THIS IS PART OF SCHEDULE 5 DISTINCT CHARACTER AREAS WOODBIDGE CENTRE SECONDARY PLAN



 Subject Lands

THIS IS SCHEDULE '8'
TO AMENDMENT No. 00
ADOPTED THE 46 DAY OF 2020

ATTACHMENT 4
THIS IS PART OF SCHEDULE 6 PARKS AND OPEN SPACE FRAMEWORK
WOODBIDGE CENTRE SECONDARY PLAN



Legend			Woodbridge Centre Secondary Plan Boundary
Parks			Private Open Space
Public Square	Neighborhood Park	District Park	Cemetery
			Fairgrounds
Open Space			
Valley Lands and Neighbouring Parks			Infrastructure and Utilities

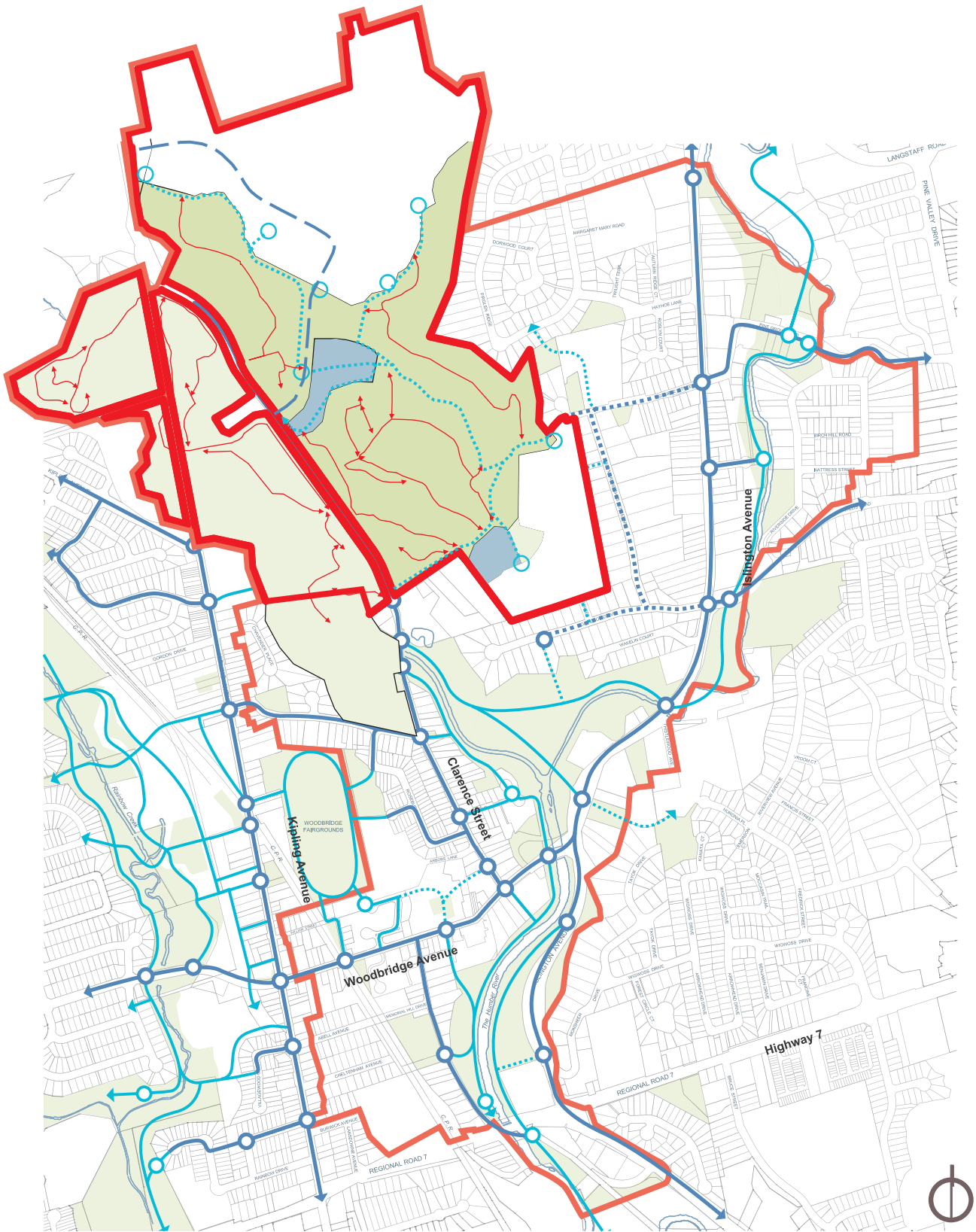
Subject Lands

THIS IS SCHEDULE '9'
TO AMENDMENT No. 00
ADOPTED THE 47 DAY OF 2020

ATTACHMENT 4

THIS IS PART OF SCHEDULE 7 PEDESTRIAN AND BICYCLE TRAILS NETWORK

WOODBIDGE CENTRE SECONDARY PLAN



Legend Woodbridge Centre Secondary Plan Boundary

- Approved (On Road Trails)
- Proposed (On Road Trails)
- Road Trail Heads

- Approved Multi Use Trails
- Proposed Multi Use Trails
- Multi Use Trail Heads
- Existing Paths

Note *

Approved Trails Include:

- OPA 695 Trails Network
- WHCD Trails Network
- City of Vaughan Pedestrian and Bike Trails Master Plan
- OPA 597 Trails Network

Subject Lands

Infrastructure and Utilities

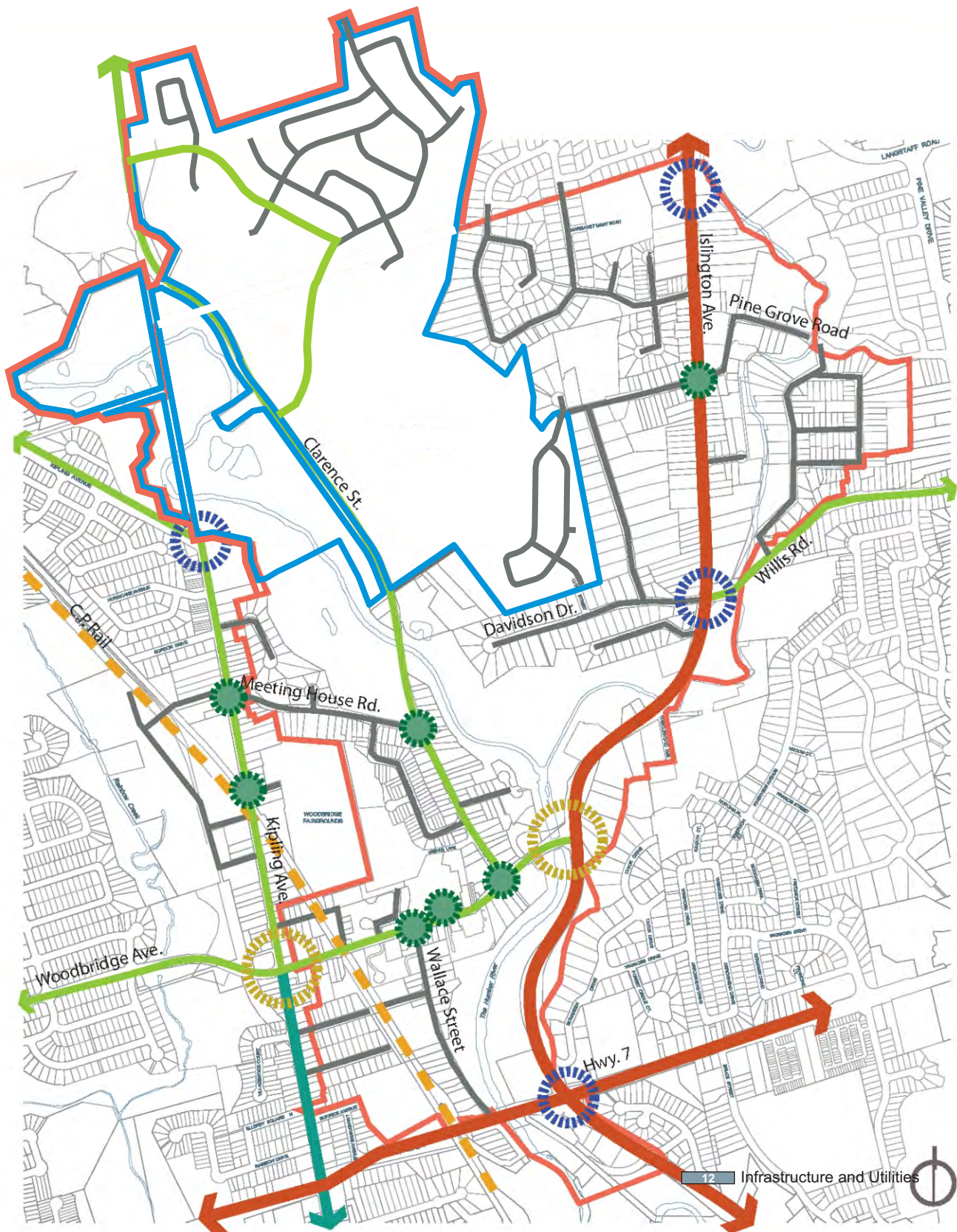
THIS IS SCHEDULE '10'

TO AMENDMENT No. 00

ADOPTED THE 48 DAY OF 2020

ATTACHMENT 4

THIS IS PART OF SCHEDULE 8 STREET NETWORK, NODES AND GATEWAYS WOODBIDGE CENTRE SECONDARY PLAN

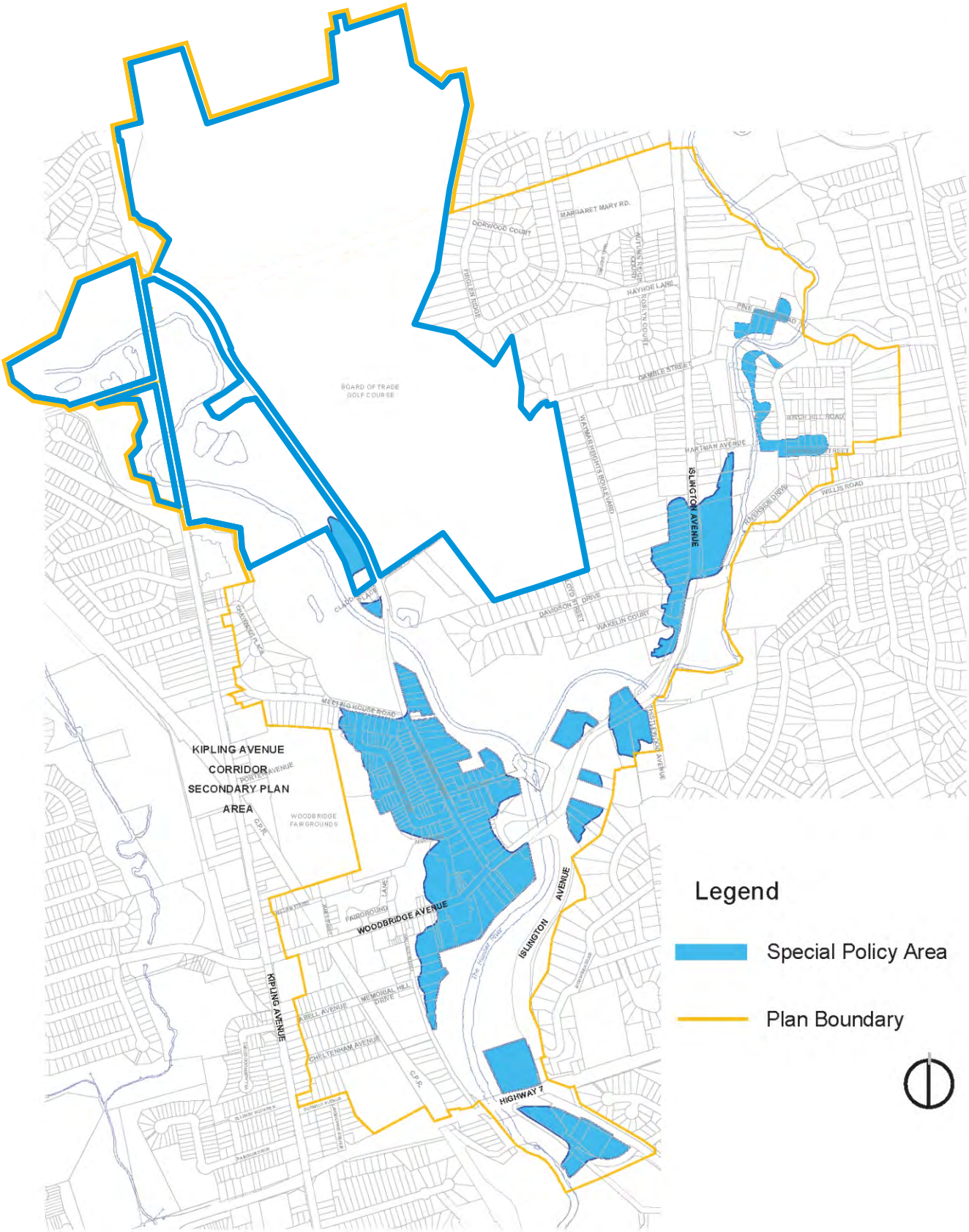


- Legend**
- Woodbridge Centre Secondary Plan Boundary
 - Major Arterial
 - Major Collector
 - Minor Collector
 - Local Road
 - C.P. Rail Corridor
 - Subject Lands

- Primary Gateway
- Secondary Gateway
- Pedestrian Priority Node

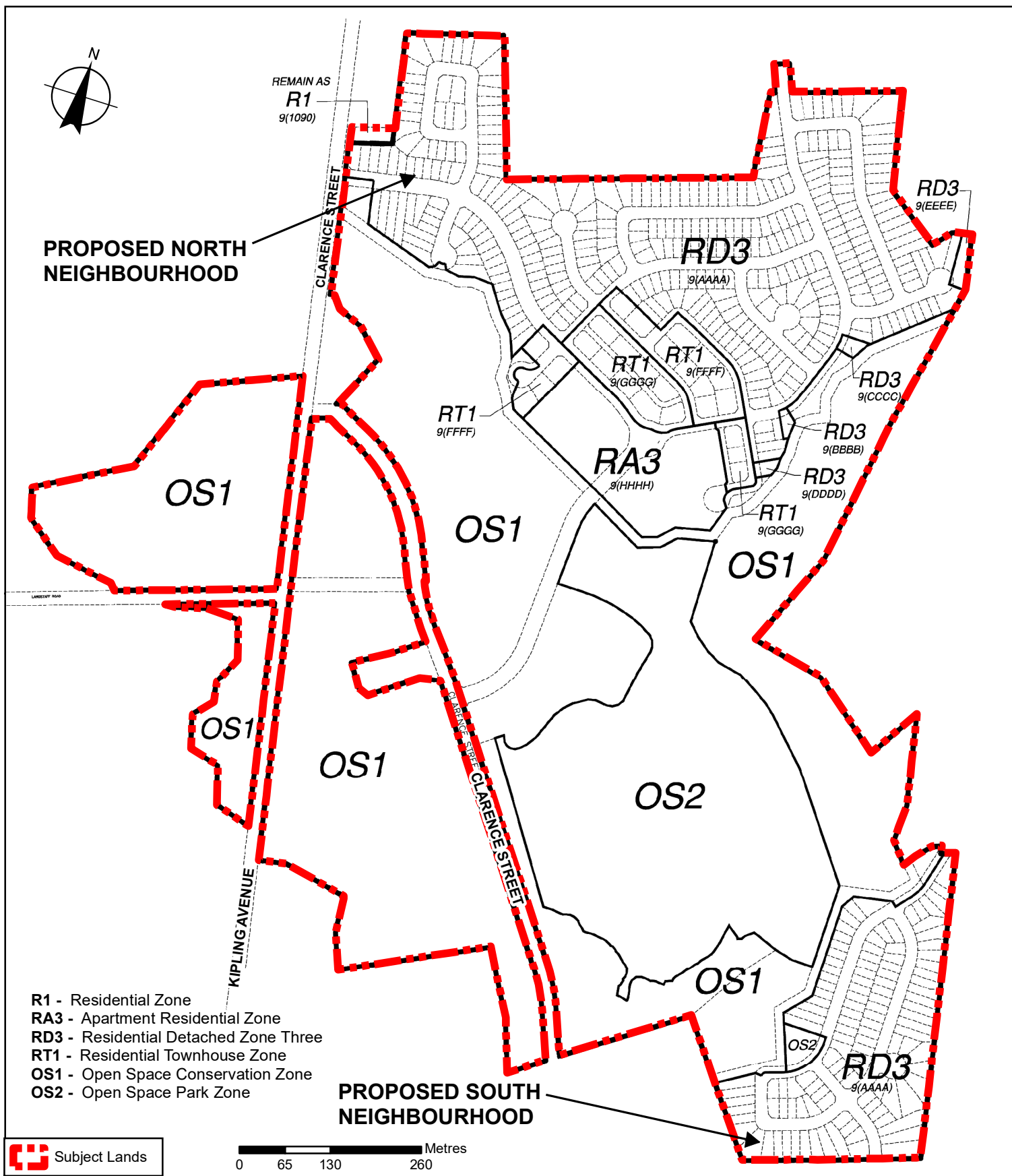
THIS IS SCHEDULE '11'
TO AMENDMENT No. 00
ADOPTED THE 49 DAY OF 2020

ATTACHMENT 4
THIS IS PART OF SCHEDULE 9 SPECIAL POLICY AREA
WOODBIDGE CENTRE SECONDARY PLAN



 Subject Lands

THIS IS SCHEDULE '12'
TO AMENDMENT No. 00
ADOPTED THE 50 DAY OF 2020



Proposed Zone Categories

LOCATION:

Part of Lots 9, 10, 11, 12, Concessions 7, 8

APPLICANT: Clubhouse Developments Inc.



51

Development Planning

Attachment

FILES:

OP.19.014, Z.19.038 and
19T-19V007

DATE: March 3, 2020

5

ATTACHMENT 6

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER -2020

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Vaughan Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE The Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:

a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto, from OS1 Open Space Conservation Zone, OS2 Open Space Park Zone, R1 Residential Zone (exceptions 263 and 1090), and R2 Residential Zone to RD3 Residential Detached Zone Three, RT1 Residential Townhouse Zone, RA3 Apartment Residential Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, in the manner shown on the said Schedule "1".

b) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

“(AAAA)

A. Notwithstanding the provisions of:

- a. Section 4.22.3 and 3.14 a) respecting Permitted Yard Encroachments and Restrictions in an RD3 Residential Detached Zone Three;
- b. Section 4.22.3 and 3.14 c) respecting Permitted Yard Encroachments and Restrictions in an RD3 Residential Detached Zone Three;
- c. Section 4.22.2 respecting Encroachment of Unenclosed Porches (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies;
- d. Section 4.22.3 and note 3. i) on Schedule “A3”, respecting Minimum Interior Side Yard Abutting a non-residential use;
- e. Section 4.22.3 respecting Residential Zones and Schedule “A3”, respecting zone standards in the RD3 Residential Detached Zone Three;

The following provision shall apply to the lands zoned RD3 Residential Detached Zone Three shown as "Subject Lands" on Schedule "E-_____”:

ATTACHMENT 6

- ai. Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters, fireplaces and windows, provided however, that the same shall not project more than 0.5 metres into a required yard;
- bi. Subject to Paragraph (b), exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 metres and may extend into a required front, exterior side to a maximum of 1.8 metres. In addition, a bay or box window or similar window projection which is constructed with footings shall be permitted and may extend into a required front, exterior side or rear yard to a maximum of 0.6 metres. Exterior stairs providing access to a below grade floor can encroach into the required rear yard to a maximum of 2.5 metres;
- ci. The following provisions shall apply: In addition to the requirements of Section 3.14, Permitted Yard Encroachments and Restrictions, encroachments (in addition to eaves and gutters) are permitted into the minimum required front yard, exterior yard, rear yard and into the minimum required interior side yard for a lot abutting a greenway, walkway, buffer block or stormwater management pond as follows:
 - i) an unenclosed porch (covered or uncovered) and cold cellar to a maximum of 2.5 metres, and eaves, gutters and steps may encroach an additional 0.5 metres;
 - ii) a 1.5 metre no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a site triangle;
 - iii) the maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in the front yard or exterior side yard, or in the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, shall not exceed 1.2 metres above finished grade.
- di. The minimum interior side yard shall be 1.5m on a lot abutting a non-residential use including a cemetery, walkway, Greenway, buffer block or stormwater management pond;
- ei. The minimum exterior side yard: (i) shall be 4.0m abutting a public street; (ii) shall be 3.0m abutting a public lane; (iii) shall be 0.6m abutting a sight

ATTACHMENT 6

triangle; (iv) shall be 1.5m for a yard abutting a cemetery, walkway, Greenway, buffer block or storm water management pond;

- fi. The maximum permitted Building Height shall be 11.5m;
- gi. Notwithstanding the provisions of 4.1.4(f)(v)(2), the frontage for Corner Lots with frontage of 12.0 m and greater shall be comprised of a Minimum of 30% Landscaped Front yard and 50% of Landscaped exterior side yard and a minimum 60% of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping

c) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

“(BBBB)

The following provision shall apply to the lands zoned RD3 Residential Detached Zone Three shown as "Subject Lands" on Schedule "E-____”:

- ai. All of the exceptions set out under Section 9.0 (AAAA) shall apply; and
- bi. The minimum rear yard setback from an OS1 Zone shall be 1.5m for Lot 368;

d) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

“(CCCC)

The following provision shall apply to the lands zoned RD3 Residential Detached Zone Three shown as "Subject Lands" on Schedule "E-____”:

- ai. All of the exceptions set out under Section 9.0 (AAAA) shall apply; and
- bi. The minimum rear yard setback from an OS 1 Zone shall be 6.0m for Lot 292;

e) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

“(DDDD)

The following provision shall apply to the lands zoned RD3 Residential Detached Zone Three shown as "Subject Lands" on Schedule "E-____”:

- ai. All of the exceptions set out under Section 9.0 (AAAA) shall apply; and
- bi. The minimum interior side yard setback from an OS1 Zone shall be 1.5m for Lot 374;
- ci. The minimum rear yard setback from an OS 1 Zone shall be 6.0m for Lot 374;

f) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

“(EEEE)

The following provision shall apply to the lands zoned RD3 Residential Detached Zone Three shown as "Subject Lands" on Schedule "E-____”:

- ai. All of the exceptions set out under Section 9.0 (AAAA) shall apply; and

ATTACHMENT 6

- bi. For the purpose of this By-law for Lot 280, the most northerly lot line shall be deemed to be the rear lot line;

g) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

“(FFFF)

A. Notwithstanding the provisions of:

- f. Section 4.22.3 and 3.14 a) respecting Permitted Yard Encroachments and Restrictions in an RT1 Residential Townhouse Zone;
- g. Section 4.22.3 and 3.14 c) respecting Permitted Yard Encroachments and Restrictions in an RT1 Residential Townhouse Zone;
- h. Section 4.22.2 respecting Encroachment of Unenclosed Porches (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies;
- i. Section 4.22.3 and note 3. i) on Schedule “A3”, respecting Minimum Interior Side Yard Abutting a non-residential use;
- j. Section 4.22.3 respecting Residential Zones and Schedule “A3”, respecting zone standards in the RT1 Residential Townhouse Zone;

The following provision shall apply to the lands zoned RT1 Residential Townhouse Zone shown as "Subject Lands" on Schedule "E-_____”:

- ai. Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters, fireplaces and windows, provided however, that the same shall not project more than 0.5 metres into a required yard;
- bi. Subject to Paragraph (b), exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 metres and may extend into a required front, exterior side to a maximum of 1.8 metres. In addition, a bay or box window or similar window projection which is constructed with footings shall be permitted and may extend into a required front, exterior side or rear yard to a maximum of 0.6 metres. Exterior stairs providing access to a below grade floor can encroach into the required rear yard to a maximum of 2.5 metres;
- ci. The following provisions shall apply: In addition to the requirements of Section 3.14, Permitted Yard Encroachments and Restrictions, encroachments (in addition to eaves and gutters) are permitted into the minimum required front yard, exterior yard, rear yard and into the minimum

ATTACHMENT 6

required interior side yard for a lot abutting a greenway, walkway, buffer block or stormwater management pond as follows:

- i) an unenclosed porch (covered or uncovered) and cold cellar to a maximum of 2.5 metres, and eaves, gutters and steps may encroach an additional 0.5 metres;
 - ii) a 1.5 metre no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a site triangle;
 - iii) the maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in the front yard or exterior side yard, or in the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, shall not exceed 1.2 metres above finished grade.
- di. Notwithstanding the provisions of 4.1.4(f)(v)(2), the frontage for Corner Lots with frontage of 12.0 m and greater shall be comprised of a Minimum of 30% Landscaped Front yard and 50% of Landscaped exterior side yard and a minimum 60% of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping
- ei. The maximum permitted Building Height shall be 13m;
- fi. The minimum interior side yard shall be 1.5m on a lot abutting a non-residential use including a cemetery, walkway, Greenway, buffer block or stormwater management pond;
- gi. The minimum exterior side yard: (i) shall be 4.0m abutting a public street; (ii) shall be 3.0m abutting a public lane; (iii) shall be 0.6m abutting a sight triangle; (iv) shall be 1.5m for a yard abutting a cemetery, walkway, Greenway, buffer block or storm water management pond;
- h) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':
- “(GGGG)

A. Notwithstanding the provisions of:

- a. Section 2.0 respecting definitions;
- b. Subsection 4.1.4 f) v) respecting Maximum Driveway Width;
- c. Section 4.22.2 respecting Encroachment of Unenclosed Porches (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies;

ATTACHMENT 6

- d. Section 4.22.3 respecting the Residential Zones and Schedule “A3”
respecting the zone standards in the RT1 – Residential Townhouse Zone
(On a Lot Accessed By a Lane);

The following provision shall apply to the lands zoned RT1 Residential Townhouse Zone
(On a Lot Accessed By a Lane) shown as "Subject Lands" on Schedule "E-____":

- ai. A Tandem Parking Space shall be defined as follows:
Parking Space, Tandem – Means a parking space which has access
through another parking space from a public or private lane;
- bi. Tandem parking spaces shall be permitted within a garage or carport;
- ci. The maximum driveway width shall be 6.0m;
- di. The maximum interior garage width shall be 6.1m;
- ei. The minimum no encroachment zone may be reduced to 1.0m from
the front lot line and 0.6m from a sight triangle;
- fi. The minimum lot depth shall be 23.0m;
- gi. The minimum lot area shall be 140 m²;
- hi. The minimum front yard setback shall be 3.0m;
- ii. The minimum rear yard setback shall be 6.0m to the dwelling and 0.0m
to the garage;
- ji. The minimum exterior yard setback shall be 3.0m;
- ki. The minimum setback to a sight triangle shall be 0.6m;
- li. The maximum building height shall be 13.0m;

- i) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

“(HHHH)

A. Notwithstanding the provisions of:

- a. Section 2.0 respecting definitions;
- b. Subsection 3.8 a) and c) respecting the Minimum Parking Requirement for
residential dwellings, commercial and residential visitors;
- c. Subsection 3.13 respecting the Minimum Landscaped Area;
- d. Subsection 3.17 respecting Portions of Buildings Below Grade;
- e. Subsection 4.1.6 a) respecting Minimum Amenity Area;
- f. Section 4.12 respecting Uses Permitted in the RA3 Apartment Zone
- g. Schedule “A” respecting the zone standards in the RA3 Apartment Zone;

The following provision shall apply to the lands zoned RA3 Apartment Residential Zone
shown as "Subject Lands" on Schedule "E-____":

- ai. For the purposes of zoning conformity, Block 505 and Block 506 shall
each be deemed to be one lot regardless of the number of buildings or

ATTACHMENT 6

structures erected and regardless of any conveyances, consents, severances, subdivisions, easements, or condominiums, or other permissions granted after the approval of this By-law, shall be deemed to comply with the provisions of this By-law;

- bi. The front lot line shall be the lot line abutting Street '1';
- ci. The minimum size of a parking space shall be 2.7m by 5.8m;
- di. The minimum parking requirements shall be:
 - 1. Residential at 1.5 spaces/unit, which includes visitor parking;
 - 2. Commercial at 3 spaces per 100 sq. m. GFA
- ei. The minimum setback from the front lot line, the exterior lot line and the site triangle for those portions of buildings below grade shall be 0.6m;
- fi. The minimum amenity area shall be provided at 10 m² per unit;
- gi. The following uses are permitted:
 - Apartment Dwelling
 - Residential Townhouse
- hi. The following commercial uses shall be permitted on the ground floor:
 - Banking and Financial Institution;
 - Business and Professional Office;
 - Club or Health Centre;
 - Dry Cleaning Depot;
 - Eating Establishment – with or without outdoor patio;
 - Eating Establishment, Convenience – with or without outdoor patio;
 - Eating Establishment, Take-out – with or without outdoor patio;
 - Personal Service Shop;
 - Pharmacy;
 - Retail Store;
- ii. The minimum lot area of Block 502 shall be 1.3 ha;
- ji. The minimum lot area of Block 503 shall be 1.7 ha;
- ki. The minimum front yard setback shall be 3m;
- li. The minimum rear yard setback shall be 6m to the main buildings and 1m to a loading area/garbage enclosure;
- mi. The minimum interior side yard setback shall be 3m;
- ni. The minimum exterior side yard setback shall be 4m;
- oi. The minimum setback from a sight triangle or round-about shall be 3m.

ATTACHMENT 6

- j) Adding Schedule "E-_____" attached hereto as Schedule "1".
- k) Deleting Key Maps 7B, 7C, 8B and 8C and substituting therefore the Key Maps 7B, 7C, 8B and 8C attached hereto as Schedule "2"

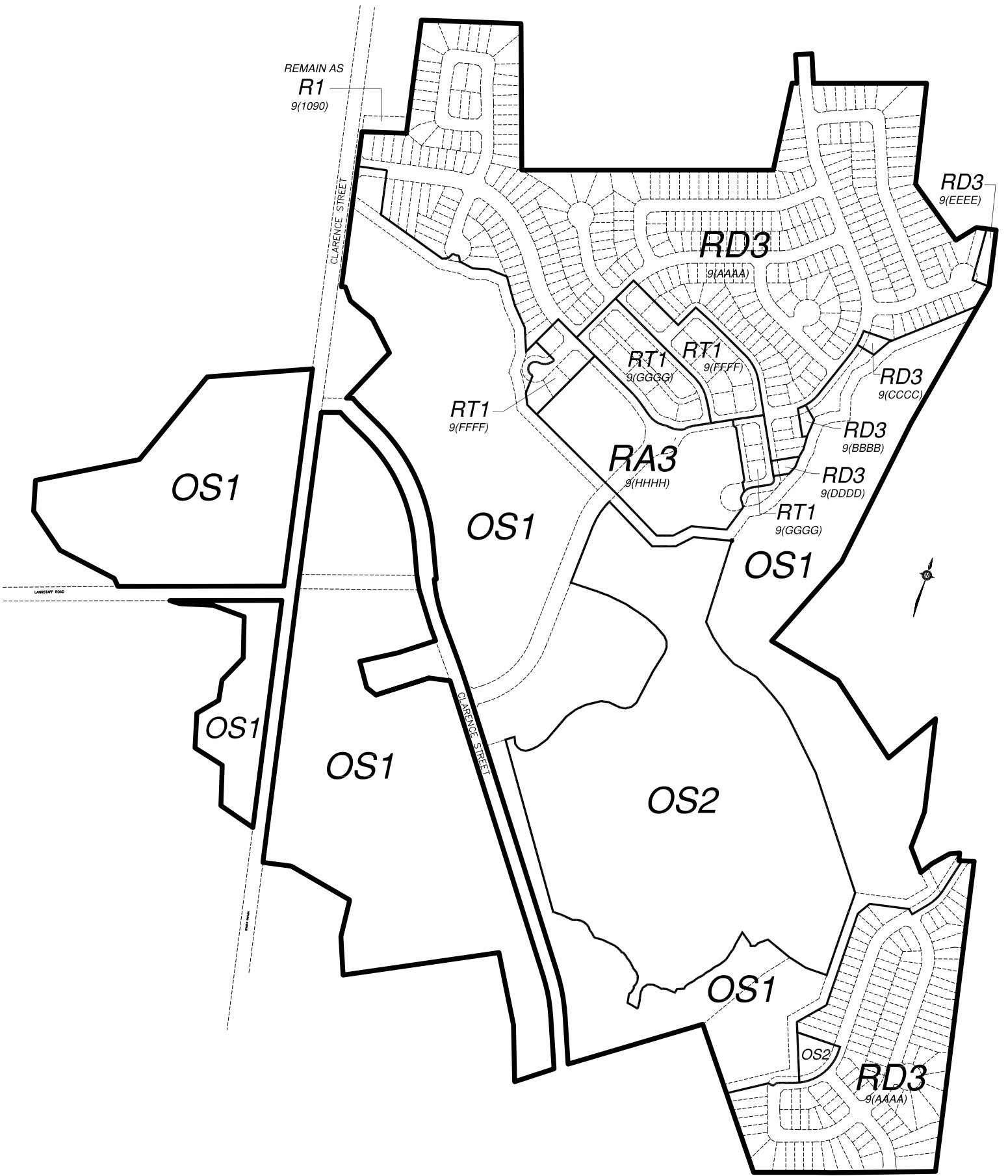
2. Schedules "1" and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this ____ day of ____, 2020

Hon. Maurizio Bevilacqua, Mayor

Jeffery A. Abrams, City Clerk

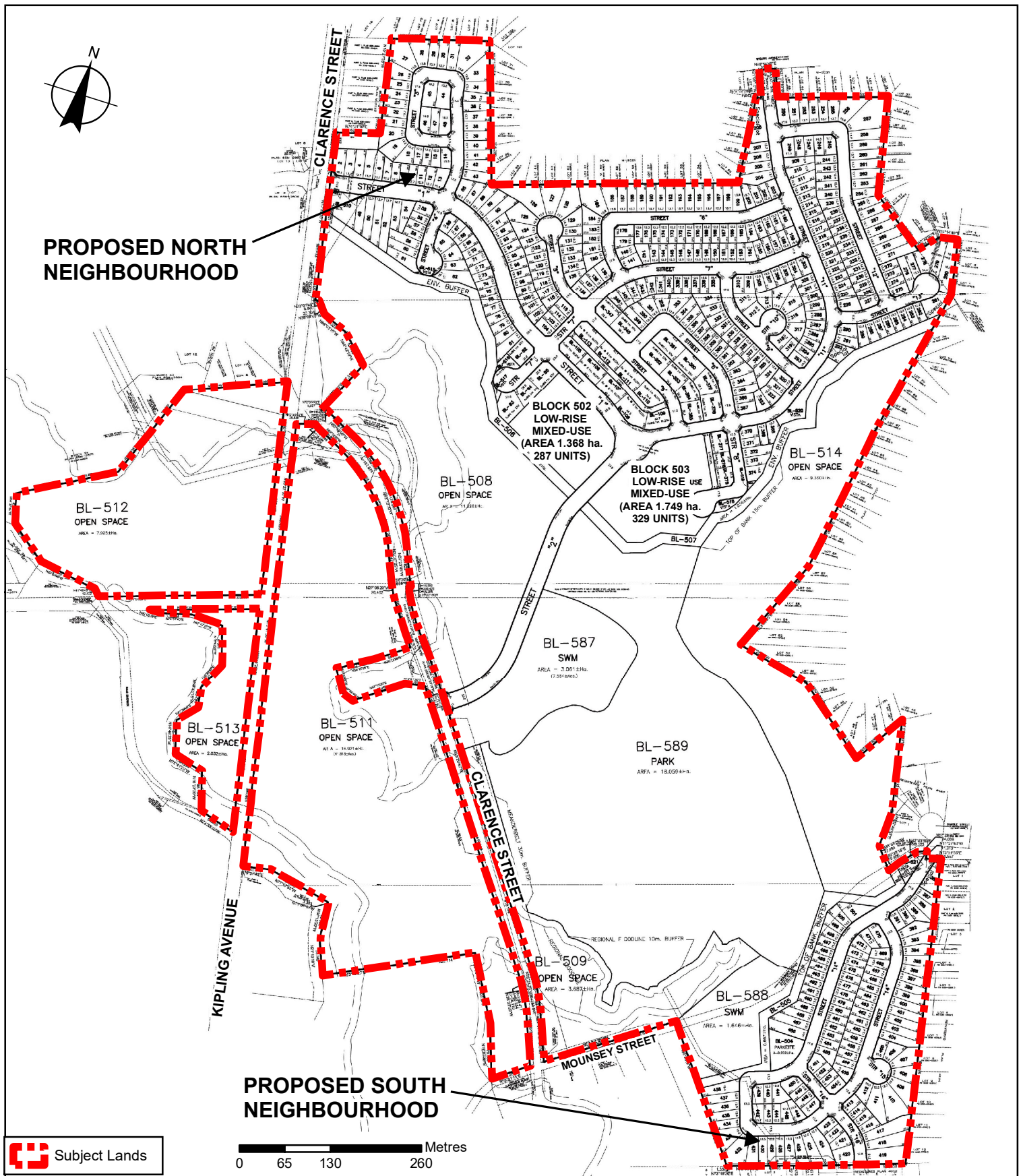
ATTACHMENT 6



THIS IS SCHEDULE 'E-____'

THIS IS SCHEDULE '1'
TO BY-LAW ____-2020
PASSED THE ____ DAY OF _____, 2020

FILE No. Z.19.____
APPLICANT: CLUBHOUSE DEVELOPMENTS INC.
LOCATION: Part of Lots 10 and 11, Concessions 7 and 8
CITY OF VAUGHAN



Proposed Draft Plan of Subdivision **File 19T-19V007**

LOCATION:
Part of Lots 9, 10, 11, 12, Concessions 7, 8

APPLICANT: Clubhouse Developments Inc.



63

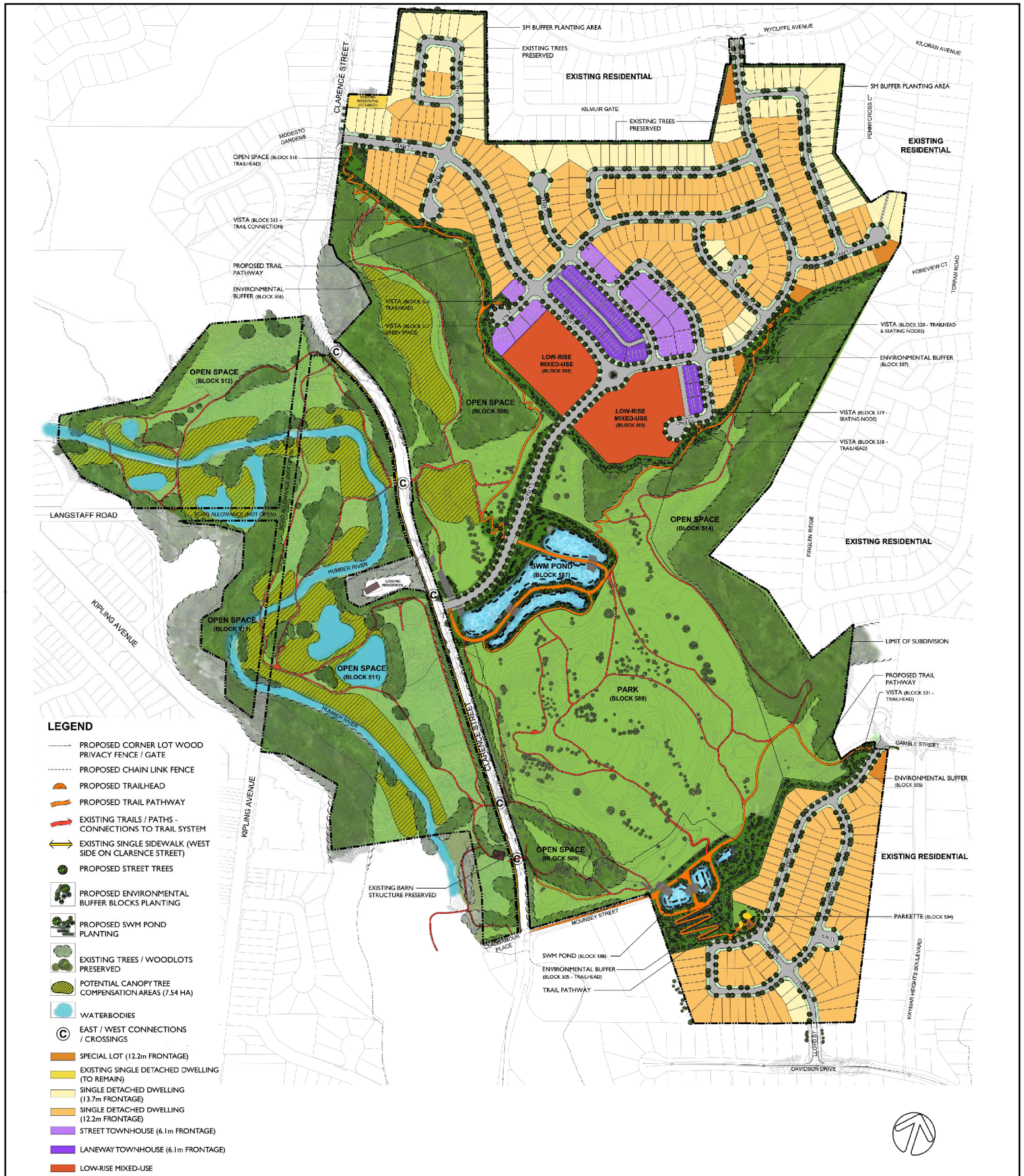
Development Planning

Attachment

FILES:
OP.19.014, Z.19.038 and
19T-19V007

DATE: March 3, 2020

7



Proposed Master Landscape Plan

LOCATION:

Part of Lots 9, 10, 11, 12, Concessions 7, 8

APPLICANT: Clubhouse Developments Inc.



Attachment

FILES:

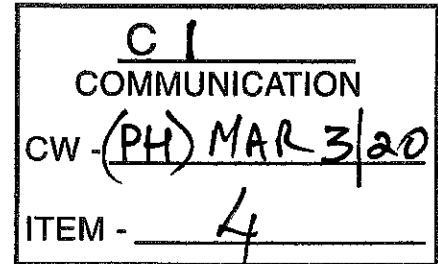
OP.19.014, Z.19.038 and 19T-19V007

DATE: March 3, 2020

8

From: [REDACTED]
Sent: Thursday, February 20, 2020 9:50 PM
To: Clerks@vaughan.ca
Subject: Clubhouse Developments Inc., 20 Lloyd St. (Board of Trade Golf Course), 241 Wycliffe Ave., 737 and 757 Clarence St.

Giuseppe Macri
 [REDACTED] Kilaran Ave.
 Woodbridge, Ontario
 L4L 3A8



February 20, 2020

Todd Coles
 City Clerk
 2141 Major Mackenzie Drive
 Vaughan, Ontario
 L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the

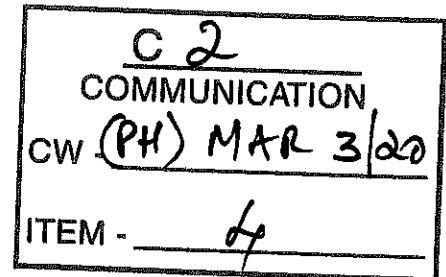
affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Giuseppe Macri

From: By-Law and Licensing
Sent: Tuesday, February 18, 2020 9:18 AM
To: Clerks@vaughan.ca
Cc: Bylaw@vaughan.ca
Subject: FW: IMPORTANT! Clubhouse Developments Inc Concern

Importance: High
Follow Up Flag: Follow up
Flag Status: Completed



Good morning,

Please see below for your reference.

Kind regards,

Citizen Service Representative
P: 905-832-2281

City of Vaughan | By-law & Compliance, Licensing & Permit Services
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Gianluca Ruggeri [REDACTED] >
Sent: Sunday, February 16, 2020 7:14 PM
To: DevelopmentPlanning@vaughan.ca
Cc: marurizio.bevilacqua@vaughan.ca; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Bylaw@vaughan.ca
Subject: IMPORTANT! Clubhouse Developments Inc Concern
Importance: High

[REDACTED] Woburn Drive, Vaughan Ontario, L4L 7H8

Sunday February 16, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street
Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

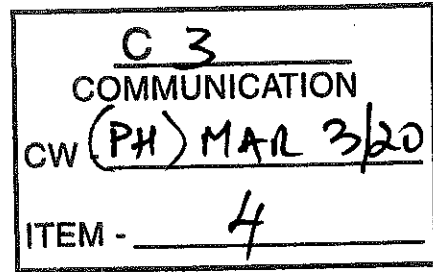
I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an **Interim Control By-law**, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Gianluca Ruggeri

Copy to Mayor and all Councillors and planners

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1



Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by:

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the **health** of existing community members
- * Increasing traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods
- * Reducing the Natural Heritage of the Community

The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles. This will further tax the already congested roadways and turn the neighbourhood into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community), Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law. This will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate a science based environmental review as well as other necessary studies. In addition I request City Council provide current landowners a Notice of Intervention to designate to preserve the potential cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Susan Sigrist

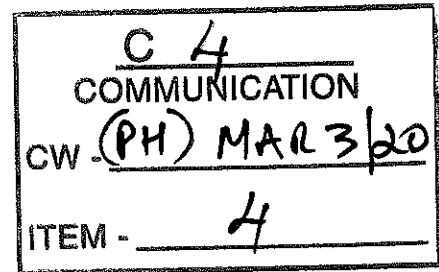
Vaughan Resident

Copy to Mayor and all Councillors and planners

Sabrina Sartori
Kiloran Avenue
Woodbridge, Ontario
L4L 3M3

February 18, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1



Dear Mr. Coles:

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by:

- * Destroying the natural biodiversity of the area;
- * Creating an environment that is detrimental to the health of the existing community members;
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods;
- * Reducing the Natural Heritage of the Community;

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles on our already congested roadways and neighbourhoods. There have been many instances where I am not able to get out of my own driveway due to the already congested roads leading out to Islington Avenue.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

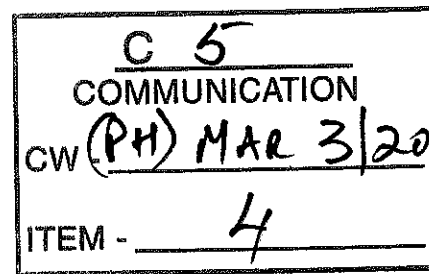
Sincerely yours,

Sabrina Sartori

Vaughan Mills Rd
Woodbridge, Ontario
L4H 1B2

Feb 20, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1



Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

My name is Robert Pizzola, I've been a resident of Vaughan since 1990 and have lived in the Woodbridge Highlands, one of the premier sub-divisions in Vaughan along with my wife and 3 children since 2003. It's very disappointing to hear that an application to develop the Board of Trade golf course has been submitted to the City. Such a beautiful and picturesque area where wild life and nature are allowed to exist right in the heart of Woodbridge. I cannot begin to describe the calmness and serenity I feel every time I drive on Clarence Ave. The tree canopy lining the road with such a gorgeous green backdrop. Our community is extremely upset with the application that has been submitted.. How could council even consider the moving forward without first consulting with the residents impacted by this application? The subject land is considered "open green space" and with a stroke of a pen, the developers are asking council to change the rules in the middle of the game all in the name of profit and greed. This is not fair to the entire residents who paid a substantial premium to live in the area. The proposed development will have a significant impact on our quality of life. As our representatives on Council we need your help to stop this travesty from happening.

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

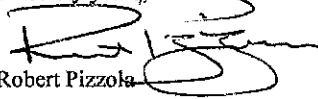
- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf Course.

Sincerely yours,

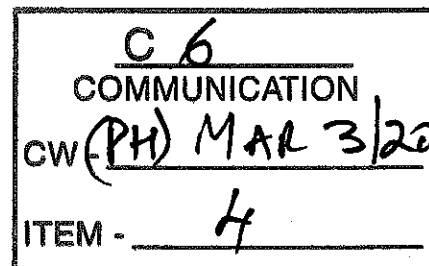


Robert Pizzola

Please cc: Tony Carella, The Mayor and all Councillors and Planners.

From: Coles, Todd
Sent: Wednesday, February 19, 2020 3:18 PM
To: Clerks@vaughan.ca; Buchanan, Andrea
Cc: Bartolomeo, Julia
Subject: FW: Files OP .19.014, Z.19.038 and 19T-19V007

Follow Up Flag: Follow up
Flag Status: Completed



From: Cavalluzzo, Fabrizio <Fabrizio.Cavalluzzo@vaughan.ca>
Sent: Tuesday, February 18, 2020 9:23 AM
To: [REDACTED]
Cc: Ciafardoni, Joy <Joy.Ciafardoni@vaughan.ca>; Tullo, Julia <Julia.Tullo@vaughan.ca>; Coles, Todd <Todd.Coles@vaughan.ca>; Bartolomeo, Julia <Julia.Bartolomeo@vaughan.ca>
Subject: FW: Files OP .19.014, Z.19.038 and 19T-19V007

Dear Umberto and Julia,

On behalf of Mayor Bevilacqua, I am acknowledging receipt of your email.

The Mayor thanks you for taking the time to write our office and share your concerns.

Kind regards,

Fabrizio Cavalluzzo
Special Assistant to the Mayor - Community Relations
Hon. Maurizio Bevilacqua, P.C.
Mayor, City of Vaughan
905-832-8585 Ext. 8835 | Fabrizio.Cavalluzzo@vaughan.ca

City of Vaughan | Office of the Mayor
2141 Major Mackenzie Dr. Vaughan, ON L6A 1T1
vaughan.ca



From: [REDACTED]
Sent: Sunday, February 16, 2020 5:10 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Subject: Files OP .19.014, Z.19.038 and 19T-19V007

February 16, 2020

Mr. Umberto & Mrs Julia Ippoliti

■ Squire Graham Lane

Woodbridge, Ontario

L4L 7C6

Maurizio Bevilacqua, Mayor

City of Vaughan

2141 Major Mackenzie Drive

Vaughan, Ontario

L6A 1T1

Dear Mr. Coles

**Re: Clubhouse Developments Inc., 20 Lloyd Street
(Board of Trade Golf Course), 241 Wycliffe Avenue, 737
and 757 Clarence Street**

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by:

- Destroying the natural biodiversity of the area
- Creating an environment that is detrimental to the health of the existing community members
- Increase, exponentially, the Traffic congestion that already exists. As we speak traffic is continuously being increased with the already

approved developments in the surrounding neighbourhoods.

- Reducing the Natural Heritage of the Community
- Eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy!

The proposed infill development will **add a minimum of an additional 3000 vehicles**, this will further tax the already congested roadways and turn our neighbourhoods into a never ending nightmare.

I believe that a detailed study supported by:

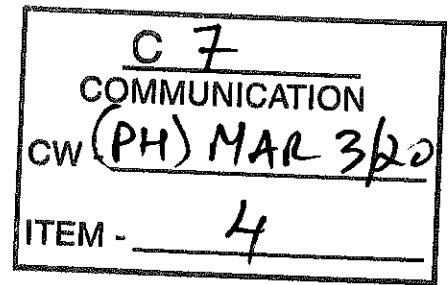
- Cultural Heritage Impact Assessment,
- Environmental Impact Study
- Comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community)
- Health Impact and Social Impact Studies, and
- Other studies are critical to properly assess the subject lands' proposed intent for development.
- The detailed studies are only possible with the implementation of an **Interim Control By-law**, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Mr. Umberto & Mrs. Julia Ippoliti

----- Forwarded message -----

From: **Rosan Pietras** [REDACTED]
Date: Mon., Feb. 17, 2020, 8:01 a.m.
Subject: Objection to Development on the former Board of Trade Golf Course
To: rosanpietras [REDACTED]



February 17, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757
Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

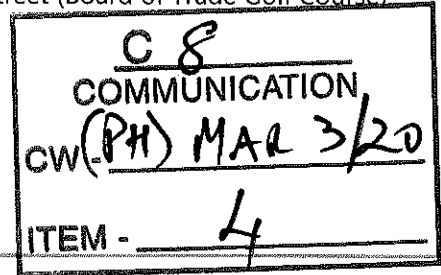
Sincerely yours,

M. Rosan Pietras

Copy to Mayor and all Councillors and planners

From: Coles, Todd
Sent: Monday, February 17, 2020 9:39 PM
To: Clerks@vaughan.ca
Cc: Buchanan, Andrea
Subject: Fw: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course)

Follow Up Flag: Follow up
Flag Status: Completed



From: R Romano Baldassarra [REDACTED]
Sent: February 17, 2020 8:15 PM
To: DevelopmentPlanning@vaughan.ca; Bylaw@vaughan.ca; Coles, Todd
Cc: maurizio.bevilaqua@vaughan.ca; Rosati, Gino; Carella, Tony; Jackson, Linda; Ferri, Mario; Fraaaaaank
Subject: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course)

Rosanna Romano Baldassarra
Frank Baldassarra
[REDACTED] Squire Graham Lane
Woodbridge, Ontario
L4L 7C6

Monday, February 17, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in our area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increasing the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community
- * Eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Frank and Rosanna Baldassarra

Copy to Mayor and all Councillors and planners

Date: February 21, 2020

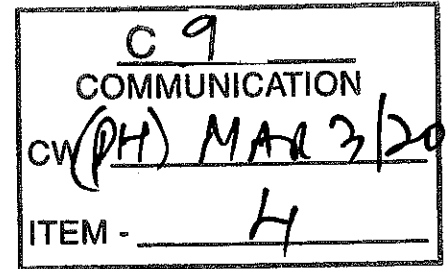
Todd Coles

City Clerk

2141 Major Mackenzie Drive

Vaughan, Ontario

L6A 1T1



Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the **health** of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

John and Lori Massullo

■ Carstad Crescent

February 18, 2020

Mr. Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Domenic & Emily Lombardi
[REDACTED] Wycliffe Avenue
Woodbridge, ON L4L 3P2

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street. Files OP .19.014, Z.19.038 and 19T-19V007

My wife and I have been owners of [REDACTED] Wycliffe Avenue since 1981. We always wanted to live in this community and worked hard to achieve ownership of our house. We are proud to live here because it is a beautiful community, calm and full of charm.

By this letter, we are formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

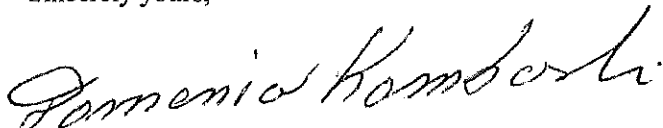
The proposed infill jeopardizes the natural balance of nature in the area by

- Destroying the natural biodiversity of the area
- Creating an environment that is detrimental to the health of the existing community members
- Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighborhoods
- Reducing the Natural Heritage of the Community
- Eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy
- The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighborhoods into a nightmare

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community), Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law. This will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential cultural character of the Board of Trade Golf Course.

We would appreciate your immediate attention to this matter.

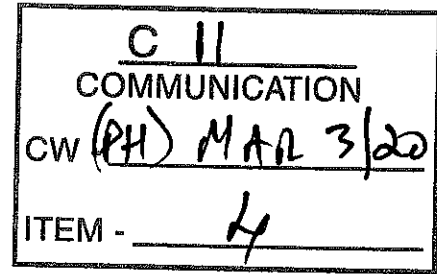
Sincerely yours,


Domenic Lombardi

Copies to Mayor and all Councillors and planners

C 10
COMMUNICATION
CW(PH) MAR 3/20
ITEM - 4

From: Bartolomeo, Julia
Sent: Friday, February 21, 2020 9:19 AM
To: Clerks@vaughan.ca
Cc: Buchanan, Andrea
Subject: FW: IMPORTANT



Please see below.

Julia Bartolomeo
Supervisor, City Clerk's Administrative Services
(905) 832-8585, ext. 8280 | julia.bartolomeo@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: By-Law and Licensing <ByLaw.Licensing@vaughan.ca>
Sent: February-21-20 8:22 AM
To: Bartolomeo, Julia <Julia.Bartolomeo@vaughan.ca>
Cc: Bylaw@vaughan.ca
Subject: FW: IMPORTANT

Hi Julia,

Here is another one of those objection letters.

Victoria Mckaig
Citizen Service Representative
P: 905-832-2281 | victoria.mckaig@vaughan.ca

City of Vaughan | By-law & Compliance, Licensing & Permit Services
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca

From: lori grech <[REDACTED]>
Sent: Thursday, February 20, 2020 8:37 PM
To: marurizio.bevilacqua@vaughan.ca; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Bylaw@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: IMPORTANT

Todd Coles
City Clerk
2141 Major Mackenzie Drive

Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Lori Grech Vennare

Copy to Mayor and all Councillors and planners

Paola Maria Stefania Crocetti
Kilmuir Gate, Woodbridge,
L4L 3L9

February 16, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

C 12	
COMMUNICATION	
CW (PH)	MALB 20
ITEM -	4

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street
Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am responding to the "Notice to the Public" dated Feb. 7th, that I recently received. I am formally submitting my objection to the above highlighted complete application.

This second application for the proposed infill is twice as invasive and detrimental to the community than the previous application that was withdrawn May 8th, 2018.

This development jeopardizes the natural balance of nature in the area by destroying the natural biodiversity of the area, the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

This dramatic change will be detrimental to the health of the existing community members.

Green Spaces Reduce Stress, Encourage Exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The health benefits of having access to "green space"—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature.

Green Space Strengthens the Immune System, Boosts peoples' mood, helps people live longer. "Research conducted in the United States, United Kingdom, and China have found that **people who live in the greenest areas have a reduced risk of mortality from all causes**, as well as a reduced risk of mortality due to kidney disease, respiratory disease, cancer, and stroke." (excerpt from an article from Chris Kresser <https://chriskresser.com/the-top-health-benefits-of-green-space/>)

The proposed infill development will add a **minimum** of an additional 3000 vehicles to the existing infrastructure, this will further tax the already congested roadways and turn our neighbourhoods into an unmanageable traffic nightmare.

At the May 23rd, 2018 COW meeting the requirement of an Interim Control By-law was dismissed due to the fact that the application had been withdrawn. Now that the application has been resubmitted the adoption of an Interim Control By-law is required.

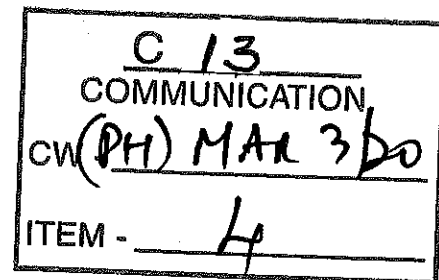
Council needs to avail itself of all the critical information so that they can make an informed decision relative to this application, this is only possible with a detailed study supported by independent unbiased studies such as Cultural Heritage Impact Assessment, Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) and other studies. The detailed studies can only be possible with the implementation of an Interim Control By-law, provide the appropriate timeframe to facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Paola Maria Stefania Crocetti

From: Coles, Todd
Sent: Monday, February 17, 2020 9:37 PM
To: Clerks@vaughan.ca
Subject: Fw: Board of Trade Golf Course

Follow Up Flag: Follow up
Flag Status: Completed



From: Suzanne Mezzomo [REDACTED]
Sent: February 17, 2020 3:59 PM
To: Coles, Todd
Cc: Ferri, Mario; Rosati, Gino; DevelopmentPlanning@vaughan.ca
Subject: Board of Trade Golf Course

February 17th, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Increase the **Traffic congestion** that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

The infrastructure is NOT there to support the expected additional traffic.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and

Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Regards,

Suzanne Mczomo

■ Wakelin Court

Woodbridge, ON

Roland Gatti

Donbay Dr
Kleinburg, On
L0J 1C0

February 17, 2020

Todd Coles

C 14	
COMMUNICATION	
CW(PH)	MAR 3/20
ITEM -	4

City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

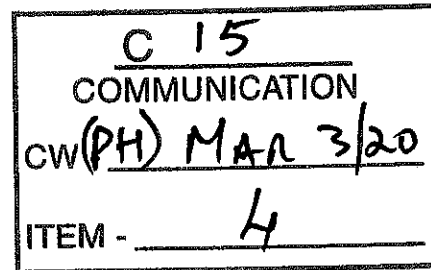
I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Roland Gatti

From: Bryan Lima [REDACTED]
Sent: Thursday, February 20, 2020 11:58 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio; Jackson, Linda; lafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan
Subject: Files OP .19.014, Z.19.038 and 19T-19V007

Nadia Lima
[REDACTED] Squire Graham Lane
Woodbridge ON
L4L7C6



February 21, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

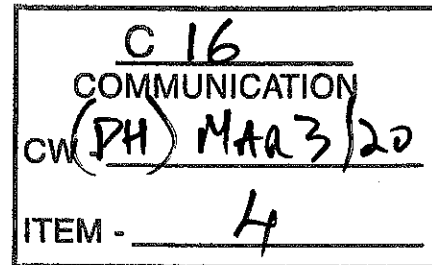
I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Nadia Lima

Copy to Mayor and all Councillors and planners

From: Bryan Lima [REDACTED]
Sent: Friday, February 21, 2020 12:00 AM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio; Jackson, Linda; lafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan
Subject: Files OP .19.014, Z.19.038 and 19T-19V007



Bryan Lima
[REDACTED] Squire Graham Lane
Woodbridge ON
L4L7C6

February 21, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health

Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Bryan Lima

Copy to Mayor and all Councillors and planners

From: Coles, Todd
Sent: Wednesday, February 19, 2020 3:16 PM
To: Clerks@vaughan.ca; Buchanan, Andrea
Cc: Bartolomeo, Julia
Subject: FW: Clubhouse Development Inc. - Formal objection

Follow Up Flag: Follow up
Flag Status: Completed

C 17
COMMUNICATION
CW(PH) MAR 3/20
ITEM - 4

From: Cavalluzzo, Fabrizio <Fabrizio.Cavalluzzo@vaughan.ca>
Sent: Tuesday, February 18, 2020 9:17 AM
To: [REDACTED]
Cc: Ciafardoni, Joy <Joy.Ciafardoni@vaughan.ca>; Tullo, Julia <Julia.Tullo@vaughan.ca>; Coles, Todd <Todd.Coles@vaughan.ca>; Bartolomeo, Julia <Julia.Bartolomeo@vaughan.ca>
Subject: FW: Clubhouse Development Inc. - Formal objection

Dear Vito and Maria,

On behalf of Mayor Bevilacqua, I am acknowledging receipt of your email.

The Mayor thanks you for taking the time to write our office and share your concerns.

Kind regards,

Fabrizio Cavalluzzo
Special Assistant to the Mayor - Community Relations
Hon. Maurizio Bevilacqua, P.C.
Mayor, City of Vaughan
905-832-8585 Ext. 8835 | Fabrizio.Cavalluzzo@vaughan.ca

City of Vaughan | Office of the Mayor
2141 Major Mackenzie Dr. Vaughan, ON L6A 1T1
vaughan.ca



From: Capizzo, Maria <[REDACTED]>
Sent: Monday, February 17, 2020 8:13 PM
To: 'maurizio.bevilacqua@vaughan.ca'
Subject: FW: Clubhouse Development Inc. - Formal objection

From: Capizzo, Maria

Sent: 2020, February, 17 8:10 PM

To: 'marurizio.bevilacqua@vaughan.ca' <marurizio.bevilacqua@vaughan.ca>; 'mario.ferri@vaughan.ca' <mario.ferri@vaughan.ca>; 'bylaw@vaughan.ca' <bylaw@vaughan.ca>; 'developmentplanning@vaughan.ca' <developmentplanning@vaughan.ca>; 'tony.carella@vaughan.ca' <tony.carella@vaughan.ca>; 'gino.rosati@vaughan.ca' <gino.rosati@vaughan.ca>; 'linda.jackson@vaughan.ca' <linda.jackson@vaughan.ca>

Cc: VITO E MARIA CAPIZZO <[REDACTED]>

Subject: Clubhouse Development Inc. - Formal objection

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighborhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighborhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Vito and Maria Capizzo

Copy to Mayor and all Councillors and planners

If you received this email in error, please advise the sender (by return email or otherwise) immediately. You have consented to receive the attached electronically at the above-noted email address; please retain a copy of this confirmation for future reference. You may unsubscribe from promotional emails.

Si vous recevez ce courriel par erreur, veuillez en aviser l'expéditeur immédiatement, par retour de courriel ou par un autre moyen. Vous avez accepté de recevoir le(s) document(s) ci-joint(s) par voie électronique à l'adresse courriel indiquée ci-dessus; veuillez conserver une copie de cette confirmation pour les fins de référence future. Vous pouvez vous désinscrire de la liste d'envoi de courriels promotionnels.



KeepVaughanGreen.com

Clement Messere
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

C 18	
COMMUNICATION	
CW (PH)	MAR 3/20
ITEM - 4	

February 4, 2020

Re: File 19T-19V007 20 Lloyd Street

Dear Mr. Clemente Messere

We are responding to your letter regarding application File 19T-19V007 20 Lloyd Street. We are disappointed that we were only given until February 4 (today) to provide comment. While the applicant has had several months and years to formulate their application, we feel that it would be only fair and equitable to be given the time to compile an adequate response.

Nonetheless, Keep Vaughan Green and its sizeable membership continues to have serious concerns about the proposed application and the impact it will have on the community, given that the new development application calls for **more than double** the original residential development application. I am sure that you will agree that the application that is before us now is more than a mere infill development application and requires more resources, thought and consideration.

We are also concerned that Vaughan planning staff, related departments and agencies will not have the adequate time and resources to consider all aspects and impact of an application this size, including but not limited to the impact on the existing community, the environment, traffic, quality of life, wildlife, loss of green space and the potential loss of indigenous ancestral lands.

As in 2018, Keep Vaughan Green believes that an interim control by-law would be in the public interest and benefit all parties involved, including Vaughan planning staff, where fair and independent expert planning advice can be obtained to ensure that we are in fact making the right decisions.

Based on the lack of time and due consideration that an application of this magnitude requires, Keep Vaughan Green and its membership does not have the confidence necessary to support this application and has no other choice but to oppose this application.

We respectfully ask that Keep Vaughan Green be apprised of any developments on this application, including the anticipated dates of when the public hearing and committee of the whole meetings will be.

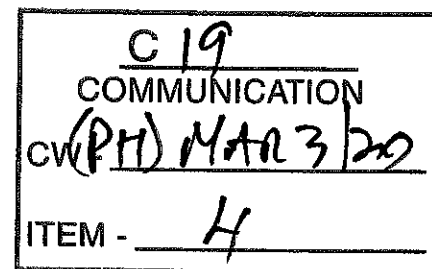
Sincerely,

Laura Federico
Keep Vaughan Green

CC: Members of Keep Vaughan Green

From: Messere, Clement
Sent: Wednesday, February 12, 2020 1:52 PM
To: Clerks@vaughan.ca
Subject: FW: Clubhouse Development Inc. Application

Follow Up Flag: Follow up
Flag Status: Completed



Hello,

Below is correspondence with regard to Files OP.19.014, Z.19.038 and 19T-19V007 that are scheduled to be considered at the March 3, 2020 PH.

Regards
Clement

From: Squadrilla, Dorianne <Dorianne.Squadrilla@vaughan.ca>
Sent: Wednesday, February 12, 2020 12:35 PM
To: Messere, Clement <Clement.Messere@vaughan.ca>
Subject: FW: Clubhouse Development Inc. Application

FYI...

From: [REDACTED]
Sent: Tuesday, February 11, 2020 5:48 PM
To: DevelopmentPlanning@vaughan.ca
Cc: Council@vaughan.ca
Subject: Clubhouse Development Inc. Application

I am writing to oppose the planning applications (File numbers OP.19.014, Z.19.038 and 19T-19V007) submitted by Clubhouse Developments Inc.

My family has been living in the vicinity of the subject lands since 1981. We love our community and the prospect of seeing its natural and social character radically disrupted and altered fills us with anxiety and apprehension. What right does anyone have to place such a burden on us, clouding our daily existence for months, if not years, as we struggle to defend what is most dear to us. And this is not the first time that Clubhouse Developments Inc. has submitted and then withdrawn applications concerning these subject lands, and with impunity, after having disquieted the lives of thousands of citizens for months! And here we go again.

I oppose this proposal

- Because it destroys a natural, green environment forever, our green and historical patrimony.
- Because it fundamentally disrupts our social living.
- Because it congests our streets with cars and buses and trucks.

- Because it pollutes our air.
- Because it is injurious to our health and well-being.
- Because it overcrowds our schools and community centres.
- Because it depreciates the value of our homes.
- Because it is ill-conceived, an insult to what a rational, beneficial and esthetic urban development should be.
- Because it is undemocratic in its attempt to impose the will of a few on a whole community.

Furthermore, consider the mental and emotional anguish of those citizens who suddenly may have a roadway running behind or beside their home!

What assessment has been done regarding the cost to the community?....

For these reasons, this application should not be approved.

Cordially,

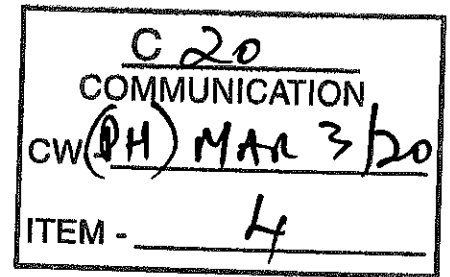
Sergio Villani, PhD

████ Cairnburg Place

Woodbridge L4L 3L5

From: Messere, Clement
Sent: Monday, February 10, 2020 8:52 AM
To: Clerks@vaughan.ca
Subject: FW: 20 Lloyd St -Board of Trade - Country Club
Attachments: Scan0002.pdf

Follow Up Flag: Follow up
Flag Status: Completed



Hello,

Please see correspondence with respect to the Clubhouse Developments Inc. (Files Op.19.014, Z.19.038 and 19T-19V007) that is scheduled for Public Hearing on March 3, 2020.

Regards

Clement Messere, BAA, MCIP, RPP
Senior Planner

T: 905-832-8585 x 8409 | F: 905-832-6080 | clement.messere@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
www.vaughan.ca



From: GW Ratepayers Association <gwratepayers@gmail.com>
Sent: Tuesday, February 04, 2020 12:42 PM
To: Messere, Clement <Clement.Messere@vaughan.ca>; Maria Verna <[REDACTED]>; Tony Alati <carryingplaceratepayers@rogers.com>; KEEP VAUGHAN GREEN <keepvaughangreen@gmail.com>; Carella, Tony <Tony.Carella@vaughan.ca>; Coles, Todd <Todd.Coles@vaughan.ca>
Subject: Re: 20 Lloyd St -Board of Trade - Country Club

Hi Clement

With the February 4, 2020, the first response date has arrived, The Greater Woodbridge Ratepayer Association has engaged with our other stakeholders during the first application process to be transparent and in opposition to the 1st application for the Board of Trade (Country Club) Golf Course.

This 2nd application is regrettable because it clearly doesn't represent the community's input and wishes for no development. There are a multitude of reasons to not be in favour of this 2nd application, some of which were discussed during the 1st process. We asked for

an extension January 29,2020 of 1 month, and a meeting with the senior staff and stakeholders. This will be necessary moving forward outside of public interactions and the City of Vaughan Council. For the record, has any COV staff or Council had any pre-application preparatory discussions regarding the 1st application or 2nd application process? This would have to be construed as a possible conflict of interest in this project application. I have attached our COMMENT SHEET dated February 4th, 2020.

Best Regards
Tony Lorini
President
Greater Woodbridge Ratepayer Association

On Thu, Jan 30, 2020 at 4:19 PM Messere, Clement <Clement.Messere@vaughan.ca> wrote:

Hello Tony,

The Request for Comments is one of the first steps in the review process, where this department requests various City departments and external agencies to review the applications and supporting documents.

These applications will be subject to a Public Hearing and you will be notified of same in advance. As a residents' group, you will be able to make an oral deputation at the Public Hearing and/or provide written comments to Planning Department or Clerks Department. You are also able to provide written comment after the Public Hearing for consideration in a future required recommendation report for Council consideration.

Should your comments not be received by this Department by the suggested deadline, you will have the ability to express them at the Public Hearing and/or prior to the preparation of staff's recommendation report.

You have also requested a meeting with senior staff. Can you please advise as to the individuals that you are requesting to attend? And, if you have specific topics of discussion?

Regards,

Clement Messere, BAA, MCIP, RPP

Senior Planner

T: 905-832-8585 x 8409 | F: 905-832-6080 | clement.messere@vaughan.ca

City of Vaughan | Development Planning Department

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

www.vaughan.ca



From: GW Ratepayers Association <gwratepayers@gmail.com>
Sent: Wednesday, January 29, 2020 11:14 AM
To: Messere, Clement <Clement.Messere@vaughan.ca>
Subject: 20 Lloyd St -Board of Trade - Country Club

Hi Clement

I would like to get details for extending the February 4th, 2020 date for the proposal to be pushed back possibly 1 month to review the details with our partners and stakeholders. Can you give us a time for us to meet with you and your senior team or at least how much notice we need to give you to co-ordinate a meeting with you and your staff.

Best Regards

Tony Lorini

President

Greater Woodbridge Ratepayers Association

--

GWRA Executives

Visit our website: www.gwra.ca

Like Us on Facebook: www.facebook.com/greaterwoodbridgeratepayers

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

--

GWRA Executives

Visit our website: www.gwra.ca

Like Us on Facebook: www.facebook.com/greaterwoodbridgeratepayers

PERTINENT STATISTICS:

Land Area - Total	118.2	Hectares
Land Area - Developable Net	40.7	Hectares
Land Area - Residential Total	29.6	Hectares
Land Area - Mixed-Use Blocks	3.1	Hectares
Land Area - Open Space Park	70	Hectares
Land Area - Streets/Laneways	11.3	Hectares
Land Area - StormWater Management Pond	4.7	Hectares
Land Area - Buffers	2.6	Hectares
Dwelling - Detached	475	Units
Dwelling - Mixed-Use Block 502	329	Units
Dwelling - Mixed-Use Block 503	287	Units
Dwelling - Townhouse Street	64	Units
Dwelling - Townhouse Laneways	60	Units

The proposed unit yield is approximately 1215 units, with 1099 units in the North Neighbourhood and 116 in the South Neighbourhood as shown in attachment 4.

IMPORTANT NOTE: If no comments or conditions are received, the staff report will proceed without them. For your comments and conditions to be incorporated into the final staff report, please respond on or before Feb/04/2020

Please indicate: COMMENT ☒ NO COMMENT ☐

COMMENTS ARE IN OUR EMAIL TO BE PRIVY TO THE APPLICATION PROCESS.

IF NO RESPONSE IS RECEIVED BY THE DATE INDICATED, IT WILL BE ASSUMED THAT THERE ARE NO OBJECTIONS OR COMMENTS FORTHCOMING. SHOULD AN EXTENSION BE REQUIRED, PLEASE INFORM THE VAUGHAN DEVELOPMENT PLANNING DEPARTMENT.

Yours truly,

Clement Messere
clement.messere@vaughan.ca
(905) 832-8585, ext. 8409

TONY LORINI ✓
PRESIDENT
GREATER WOODBRIDGE RATEPAYERS ASSOCIATION.

PERTINENT STATISTICS:

Land Area - Total	118.2	Hectares
Land Area - Developable Net	40.7	Hectares
Land Area - Residential Total	29.6	Hectares
Land Area - Mixed-Use Blocks	3.1	Hectares
Land Area - Open Space Park	70	Hectares
Land Area - Streets/Laneways	11.3	Hectares
Land Area - StormWater Management Pond	4.7	Hectares
Land Area - Buffers	2.6	Hectares
Dwelling - Detached	475	Units
Dwelling - Mixed-Use Block 502	329	Units
Dwelling - Mixed-Use Block 503	287	Units
Dwelling - Townhouse Street	64	Units
Dwelling - Townhouse Laneways	60	Units

The proposed unit yield is approximately 1215 units, with 1099 units in the North Neighbourhood and 116 in the South Neighbourhood as shown in attachment 4.

IMPORTANT NOTE: If no comments or conditions are received, the staff report will proceed without them. For your comments and conditions to be incorporated into the final staff report, please respond on or before Feb/04/2020

Please indicate: COMMENT ☒ NO COMMENT ☐

COMMENTS ARE IN OUR EMAIL TO BE PRIVY IS THE APPLICATION PROCESS.

IF NO RESPONSE IS RECEIVED BY THE DATE INDICATED, IT WILL BE ASSUMED THAT THERE ARE NO OBJECTIONS OR COMMENTS FORTHCOMING. SHOULD AN EXTENSION BE REQUIRED, PLEASE INFORM THE VAUGHAN DEVELOPMENT PLANNING DEPARTMENT.

Yours truly,

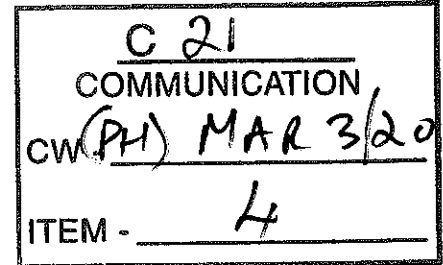
Clement Messere
clement.messere@vaughan.ca
(905) 832-8585, ext. 8409

TONY LORIANI ✓
PRESIDENT
GREATER WOODBRIDGE RATEPAYERS ASSOCIATION.

Britto, John

From: anna Pulla <[REDACTED]>
Sent: Friday, February 21, 2020 2:26 PM
To: Clerks@vaughan.ca
Subject: Board of Trade Development

Follow Up Flag: Follow up
Flag Status: Completed



Anna & Emilio Pulla
[REDACTED] Cairnburg Place
Woodbridge, ON
L4L3L5

Office of the City Clerk,

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

My name is Anna Pulla and I have been living in the Wycliffe and Clarence community for the last 35 years until present. We have chosen to raise our family here because of the friendly community, natural balance of nature, and limited traffic within the area. All of this has allowed our family to grow up in this beautiful neighborhood feeling happy and safe.

The development proposal will without a doubt cause the following problems for my family, friends, and fellow neighbors:

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the **health** of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighborhoods.
- * Reducing the Natural Heritage of the Community

Our community is totally and passionately against this proposal as it will negatively impact my family, friends, neighbors, the community, and myself. Please make this matter a main priority and concern.

Thank you for your attention to this issue.

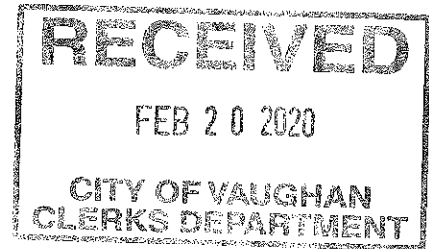
Regards,
Anna & Emilio Pulla

Penelope and Joseph Castrodale
[REDACTED] Cairnburg Place, Woodbridge, L4L3L5

C 22	
COMMUNICATION	
CW (PH)	MAR 3/20
ITEM - 4	

Feb. 17, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1



Dear Mr. Coles

**Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course),
241 Wycliffe Avenue, 737 and 757 Clarence Street
Files OP .19.014, Z.19.038 and 19T-19V007**

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Penelope Castrodale

Copy to Mayor and all Councillors and planners

Subject: Objection to the Clubhouse Developments

PUBLIC HEARING C23
COMMUNICATION
Date: Mar 3/20 ITEM NO. 4

From: Diego Marin <[REDACTED]>
Sent: Monday, February 24, 2020 2:48 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Objection to the Clubhouse Developments

February 24, 2020

Mr. Maurizio Bevilacqua
Mayor
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter we are formally submitting our objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact

and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Diego & Judy Marin



Subject:

clubhouse development inc.Files OP.19.014,Z.19.038 and 19T-19V007

PUBLIC HEARING
COMMUNICATION

Date: Mar 3/20 ITEM NO. 4

From: Angela Agostini

Sent: Friday, February

To: Messere, Clement <Clement.Messere@vaughan.ca>

Subject: clubhouse development inc.Files OP.19.014,Z.19.038 and 19T-19V007

Attention: Mr. Clemente Messere.

Mr. Messere,

My name is Angela Agostini and my family and I been living at [REDACTED] Wycliffe Ave, in Woodbridge for the last 37 years. We currently find ourselves with a substantial housing development proposed in our backyard as well as a new road between the two homes just one house away from us.

We are sure that your planning department, councillors and mayor are well aware that the Board of Trade Golf Course is designed as open space park. To think, that a Developer can just come in and disrupt a mature community by building in excess of twelve hundred homes and a road right on Wycliffe Ave, is unthinkable. By approving such a massive development our homes will lose value and we would have the excess noise, dust and community disruption to bear as long as construction is ongoing. When we bought our home there was never a mention of new developments and new roads to build in the future, that is why we paid a premium for our home and now suddenly everything has changed.

Therefore, we propose the following:

- 1)No permit should be given to the developer to open a Road on Wycliffe Ave
- 2)Developer to provide a buffer zone of at least 100 Feet from the backyard fence, think of the hundred of trees saved all around the perimeter of the golf course.
- 3)Scale back the development.
- 4)Developer must find alternative location to build a new road, and never on Wycliffe Ave.
- 5)Traffic on Wycliffe Ave will become far too congested.

Best Regards,
Angela Agostini.

P.S. please respond to this email,
Thank you

Subject:

Clubhouse Developments Inc., 20 Lloyd Street(Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

**PUBLIC HEARING
COMMUNICATION**

C25

Date: Mar 3/20 ITEM NO. 4

From: Lucy <[REDACTED]>

Sent: Friday, February 21, 2020 3:43 PM

To: Clerks@vaughan.ca

Subject: Re: Clubhouse Developments Inc., 20 Lloyd Street(Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Feb. 21, 2020.

Re: Clubhouse Developments Inc., 20 Lloyd Street(Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.088 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Joe and Lucy Galante
[REDACTED]

Sent from my iPhone

Doris Olivi

PUBLIC HEARING
COMMUNICATION

C26

Date: Mar 3/20 ITEM NO. 4

February 21, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

**Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue,
737 and 757 Clarence Street**

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my **OBJECTION** to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councilors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by:

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighborhoods
- * Reducing the Natural Heritage of the Community
- * Eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighborhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Doris Olivi

//Copy to Mayor and all Councilors and planners

Subject: [External] Clubhouse Developments Inc.
Attachments: Development Letter.pdf

PUBLIC HEARING C27
COMMUNICATION
Date: Mar 3/20 ITEM NO. 4

From: LORETO ERAMO [REDACTED]
Sent: February-25-20 9:43 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Cc: Bylaw@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] Clubhouse Developments Inc.

Dear Mr. Bevilacqua,

Please include the attached letter in the file regarding Clubhouse Developments Inc.
This letter opposes the proposed development.

Regards,
Loreto Eramo

Sent from [Mail](#) for Windows 10

Loreto and Dolores Eramo

February 25th, 2020.

Mr. Maurizio Bevilacqua
City Mayor
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Bevilacqua

Re: Clubhouse Developments Inc., 26 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners. We have been residents of Vaughan since 1976. Over the past 44 years we have seen the impact of huge developments take over every section in Vaughan, leaving us with overcrowded neighbourhoods, congested traffic backups on roads and unsafe intersections, crowded community centres and eliminating most of the few green spaces left in our areas.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community by eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Loreto Eramo

Dolores Eramo

Copy to Mayor and all Councillors and planners

IMPORTANT: This information is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under the Municipal Freedom of Information and Protection of Privacy Act. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this record is strictly prohibited. If you receive this record in error, please notify me immediately.

In an effort to be environmentally friendly, please do not print unless required for hard copy record

Subject: Rezoning of the Board of Trade Golf Course Lands
Attachments: COW January 29 2013.pdf; COW June 19 2018.pdf; (1).pdf; (2).pdf; (3).pdf; COW MAY 2018.pdf

PUBLIC HEARING C28
COMMUNICATION

Date: Mar 3/20 ITEM NO. 4

From: Hatem Abu El-Neel - [REDACTED]
Sent: Wednesday, February 12, 2020 10:13 PM
To: Messere, Clement <Clement.Messere@vaughan.ca>
Cc: Kiru, Bill <Bill.Kiru@vaughan.ca>
Subject: Rezoning of the Board of Trade Golf Course Lands

Good day Mr. Messere,

Hope this email finds you well.

I've received a letter from the city of Vaughan notifying the residents that the above subject has surfaced again.

You must be aware of the minutes from the COW / council meetings held on May 8, 2018 & June 19, 2018 (attached) which directed towards studying the health, as well as the social impact from the proposed development.

I'd like also to draw you attention to few researches/points;

1. The health impact of moving from greener to less green areas has been the subject of a UK research that showed significant persistent deterioration in mental health of individuals as the surrounding environment becomes less green (the deterioration started as early as one year prior to the actual transformation taking place). Attachment (1)
2. The dollar value of the green space has been the subject of a CANADIAN research that quantified the monetary value of green space on the health (physical and mental) of individuals. Attachment (2)
3. The health impact of a major development project (Gambling expansion in Toronto --> in particular the proposal to build a casino in Vaughan back in 2013) was the subject of a technical report done by Toronto Public health & CAMH which studied the mental health/Social impact of such development on the society. Attachment (3)
4. The city of Vaughan did consider the recommendations from the aforementioned technical report while discussing the Casino proposal as shown in minutes from the COW meeting on January 29, 2013. (Attached)

In light of the directions from the COW on May 8, 2018 & Council meeting on June 19, 2018, kindly advise on how will the planning department consider studying the health/social impacts of the proposed development in order to protect the current residents (especially those like myself who would experience the hardest impact of this development living directly next to the green space that is targeted to disappear)?

Thanking you in advance for your response.

Regards,

Hatem ABOU EL NILE
Resident at [REDACTED]lmuir gate, Vaughan

[REDACTED]

On Wednesday, March 14, 2018, 04:59:32 p.m. EDT, Messere, Clement <clement.messere@vaughan.ca> wrote:

Hello Mr. Abou El Nile,

As you are aware, we received Application OP.18.001 on January 8, 2018 to amend the Official Plan related to the Board of Trade Golf Course lands. The application was deemed to be Complete by the City on February 7, 2018, pursuant to *Planning Act* requirements. A Notice to the Public of a Complete Application, dated February 15, 2018, was mailed to an expanded area by the City. As previously advised, this application is in the initial stages of review. The issue raised in your correspondence, together with all others, will be considered as part of the processing of the development proposal.

You have asked how the City will assess the social and health impacts of the proposed redevelopment on the community, and for a determination of the steps to be taken, the responsible personnel and time lines.

At this stage, I can advise that the City will be assessing this application as it does other applications, and that a precise time line cannot be provided. The City will host a Statutory Public Meeting, in accordance with the requirements of the *Planning Act*, that will give the public an opportunity to advise Council and staff of any concerns or comments in respect of the application. The Applicant also typically attends such a meeting, may provide a presentation, and will hear the submissions made to Council. A date for the Public Meeting has not been set.

Following the Public Meeting, staff will consider the concerns raised by the community. Through that process, and following a fulsome review of the documents submitted in support of the application, a recommendation report will be prepared by staff for Council's consideration. This report will include a recommendation for Vaughan Council and will address comments received from the community. Various staff members are involved in the preparation of the report, with input being provided by various experts and disciplines at the City, as well as external agencies such as the TRCA and the Region of York. The process of coming to a recommendation is complex and is arrived at after months of review.

In support of the application, the Applicant has submitted a number of reports that may be of interest to you. Specifically, you may wish to go to our website wherein we have posted the reports received (see link below) and review the following:

- Planning Justification Report;
- Urban Design and Sustainability Guidelines
- Pedestrian and Bicycle Circulation Plan
- Community Services and Facilities Impact Study
- Arborist Report and Tree Inventory and Preservation Plan

<https://maps.vaughan.ca/planit/>

Please type in OP.18.001 for access to the reports submitted by the Applicant in support of the Application.

I note that that I previously provided the link to you on February 12, 2018.

If there are specific concerns with respect to the proposal and the supporting reports, then I invite you to document same and provide written correspondence and/or attend and make a deputation at the statutory public meeting.

In keeping with our standard practice, a Social/Health Impact Assessment was not required for submission as part of the development application; but we have your correspondence which has been forwarded to the Applicant for consideration.

Please note that we do not provide a staff position with respect to any development proposal in advance of a fulsome consideration of the Application, the supporting materials, internal and external comments, etc. and accordingly, will not be providing opinions/advice regarding the applications or responses to the issues identified in the correspondence until a recommendation report has been prepared for Council consideration.

I trust that this assists in providing you with a more detailed understanding of the City's planning process.

Regards,

Clement Messere, BAA, MCIP, RPP

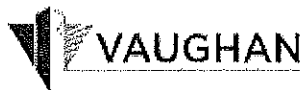
Senior Planner

T: 905-832-8585 x 8409 | F: 905-832-6080 | clement.messere@vaughan.ca

City of Vaughan | Development Planning Department

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

www.vaughan.ca



Liberina and Michael Fontaine
Foreview Court
Woodbridge, Ontario

February 22, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

PUBLIC HEARING C29
COMMUNICATION

Date: Mar 3/20 ITEM NO. 4

Dear Mr. Coles

**Re: Clubhouse Developments Inc.,
20 Lloyd Street (Board of Trade Golf Course)
241 Wycliffe Avenue, 737 and 757 Clarence Street**

Files OP.19.014, Z.19.038 and 19T-19V007

By this letter we are formally submitting our objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by :

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members.
- * Increase the traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods
- * Reducing the Natural Heritage of the community
- * Eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.
- * The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

We believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-Law this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential cultural character of the Board of Trade Golf Course.

Sincerely Yours,

Liberina and Michael Fontaine

Copy to Mayor and all Councillors and planners

Subject: [External] Clubhouse Developments Inc.
Attachments: Letter to City Hall.pdf; ATT00001.txt

-----Original Message-----

From: Libby Fontaine [REDACTED]
Sent: Saturday, February 22, 2020 10:06 AM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Clubhouse Developments Inc.

Subject:

[External] re: Proposed infill development - Board of Trade

Attachments:

Frank G Massara - letter - Board of Trade development.pdf

**PUBLIC HEARING
COMMUNICATION**

C30

Date: Mar 3rd ITEM NO. 4**From:** XL Financing & Advisory [REDACTED]**Sent:** Saturday, February 22, 2020 1:48 PM**To:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca**Subject:** [External] re: Proposed infill development - Board of Trade

Dear Mayor, Councillors and Clerk's Office,

Please find attached a letter regarding the proposed infill development for the Board of Trade.

I kindly request that you treat this matter with the highest priority. I, along with many other residents, will be in attendance at the Mar 3 meeting, and would be open to discuss this matter personally.

In advance, I am also available for a short call with any of you at your convenience.

Kind Regards,
Frank

Frank G. Massara, BBA, MBA
Managing Director
XL Financing & Advisory

[REDACTED] Torran Road
Toronto, ON [REDACTED] CANADA

[REDACTED]
[LinkedIn profile](#)

Frank G. Massara



February 20, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.088 and 19T-19V007

My name is Frank Massara. My immediate family (parents, and brothers) have lived in this wonderful community for 38 years! Since then, most of our extended family and relatives have come to reside in the area. My father has 9 brothers and sisters, and my mother has 2 brothers – they all have families and most of them also reside in Woodbridge and especially in the vicinity of the Board of Trade Golf Course. Most of us have worked, studied, and have been involved in a wide array of activities in Woodbridge. We have also developed deep connections with thousands of other residents, business owners, community practitioners, and others in Woodbridge and Vaughan in general.

We love living in here because it is a peaceful, friendly, safe, and naturally beautiful and unique area. The area by the Board of Trade and Clarence street are especially stunning and has been a biodiverse, natural heritage feature that has substantially contributed to the quality of life of all current and former residents in the area and surrounding region for hundreds of years. When I had first found out about this proposal, I was absolutely dumbfounded, I thought that it was just another idiotic rumour. When I had mentioned it to my family, relatives and neighbors, they had felt the same way.... this couldn't be true!!

Suddenly, and surprisingly, I had received a proposal in the mail, and have noticed signs on Wycliffe Rd., Clarence St., and Waymar Heights, for potential roads that would supposedly replace immaculate homes. When I read the document, I couldn't believe what I was reading. It wasn't a rumour but a horrific proposal. My family, relatives, friends, associates and colleagues are unanimously and fervently against this proposal! Also, to add insult to injury, there appears to be a very clear intent to ram this through quickly without fair democratic process and review by all stakeholders – the most important being the actual residents – who elected you as our representatives to act in best faith!!

The proposed development jeopardizes the natural balance of nature in the area and negatively affects me, my family, and the community in very substantial ways,

- First of all, during rush hours currently in the streets surrounding the board of trade (especially Wycliffe, Torran, Kiloran and Islington), the traffic congestion is stifling, and there is no way in to expand the current roads. There are also number of schools in the area (especially primary schools) and we are very concerned as to the safety of these children due to this massive proposed development. The proposed infill development will add at least several thousand more vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.
- Secondly, we are very concerned about the destruction of natural heritage features, that have made this area a very unique and special community and environment that has significantly contributed to the quality of life of all in the community and surrounding areas for many, many years.
- Thirdly, there is substantial biodiversity, wildlife, trees and natural fauna in the area that jeopardizes the natural balance of nature in the area. This is something that very few communities enjoy.

(as an aside, surprisingly, me, my family and a number of other residents have noticed on a number of occasions, workers cutting down some trees and removing shrubs in the area over the last few years, often at remote times. Is this not illegal?)
- Ramming in a proposed infill development in such an area makes absolutely no sense at all. Would building such a proposal make any sense in a unique area like Boyd Park?

By this letter I am formally submitting my objection to the above proposed infill.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected

community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

We would expect clarity, openness, and transparency through this process with no discussions behind closed doors.

We also respectfully ask that this matter be dealt with the highest priority.

Sincerely yours,

A black rectangular redaction box covering the signature of Frank G. Massara.

Frank G. Massara

Subject: [External] Keep Vaughan Green

From: Cathy Scicchitano
Sent: Saturday, February 22, 2020 6:58 PM
To: Clerks@vaughan.ca
Subject: [External] Keep Vaughan Green
Sent from my iPhone

PUBLIC HEARING C31
COMMUNICATION
Date: Mar 3/20 **ITEM NO.** 4

Cathy Scicchitano

Date: February 21, 2020.

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners. My family and I have been living in this neighbourhood for the past 37 years and we strongly oppose this development.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increasing the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community and

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare. During the construction of this proposed project, our peaceful neighbourhood would be transformed into a disaster area with construction trucks and equipment creating noise, traffic and posing a danger to all residents. We expect full transparency and there shouldn't be any decisions or discussions behind closed doors regarding this application. We ask for full consideration of the impact that this project would generate.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf Course.

Sincerely yours,

Cathy Scicchitano

Subject: [External] Keep Vaughan Green

From: Sam Scicchitano [REDACTED]
Sent: Sunday, February 23, 2020 9:25 AM
To: Clerks@vaughan.ca
Subject: [External] Keep Vaughan Green
Sent from my iPad

PUBLIC HEARING
COMMUNICATION C32
Date: Mar 3/20 ITEM NO. 4

Resident: Sam Scicchitano



Date: February 23, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners. I have been living at the above address for 37 years and my family and I strongly oppose this proposed development, which would drastically alter the landscape of our community and present further challenges to driving out of our streets.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increasing the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare. During the construction period of this project, which would take a number of years to complete, we the residents would be subjected to trucks and construction equipment and vehicles going in and out of our immediate streets. We can only imagine the pollution, noise, disruption and danger that this will pose for all of us, particularly the elderly, young children and those trying to get to work.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive

report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

We ask for full transparency with respect to this application and expect that there will not be decisions and discussions behind closed doors. Thank you for your attention regarding this very important matter.

Sincerely yours,

Sam Scicchitano

Copy to Mayor and all Councillors and planners

Subject: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Importance: High

**PUBLIC HEARING
COMMUNICATION** C 33
Date: Mar 3/20 ITEM NO. 4

From: Elena [REDACTED]
Sent: Sunday, February 23, 2020 10:23 PM
To: Clerks@vaughan.ca
Cc: cary lyn [REDACTED]
Subject: [External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street
Importance: High

Elena Canini

February 23/2020

Todd Coles
City clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will

facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Elena Canini

Sent from my BlackBerry 10 smartphone on the Public mobile network.

Subject: [External] Board of Trade Golf Course Develop

**PUBLIC HEARING
COMMUNICATION**

C34

Date: Mar 3/20 ITEM NO. 4

From: Brian McCran <[REDACTED]>

Sent: Sunday, February 23, 2020 11:16 PM

To: Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>

Subject: [External] Board of Trade Golf Course Development

From: Josie and Brian McCran
[REDACTED] Colton Crescent South,
Woodbridge [REDACTED]

February 23, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Josie and Brian McCran

Subject: [External] Board Trade Golf Course Development

PUBLIC HEARING
COMMUNICATION C35

Date: Mar 3/20 ITEM NO. 4

-----Original Message-----

From: Rosanna Rosa Gastaldo [REDACTED]

Sent: Friday, February 21, 2020 7:17 PM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>

Subject: [External] Board Trade Golf Course Development

Dear Councillors,

My name is Rosanna Rosa Gastaldo, the daughter of Pasquale and Giovanna Cammalleri who live at [REDACTED] Wycliffe Avenue, along side the proposed opening of the new road into the development of the Board of Trade Golf Course. Pasquale and Giovanna are the original owners of their home. Living there for over thirty seven years and have always maintained a pride of ownership. Their hard work and sacrifice to own the home of their dreams, is now being shattered not only by the proposed development, but mostly impacted by the proposed opening of the new road. Pasquale and Giovanna are in their mid to late seventies and never imagined that their senior years would be impacted in such a disruptive manner! This stress has influenced their health through constant worry of the extra traffic, noise, dust and the affect to their reduced property value of their home.

Another important issue that pertains to their situation is that their home is not designed as a corner lot. Today's corner lot homes are designed, with side and rear upgraded elevations to enhance the exposed sides of the home. This is obviously not going to be addressed on their home therefore this will also affect the property value of their home.

I am also offended and extremely disappointed that the Developer chose to assess the traffic on Wycliffe Avenue on a holiday from 11:00am to 3:00pm. This is absolutely crazy! They need to conduct their tests during times of rush hour between 8:00am to 11:00am and 4:00pm to 6:00pm on a weekday between the months of September to June when the traffic is at its greatest!

I trust that your expertise can make a difference in helping to maintain Wycliffe Avenue as it is today and not approve the opening of the proposed road!

Sincerely,

Rosanna Rosa Gastaldo

Subject: [External] FW: Clubhouse Developments Inc. 20 Lloyd Street (Board of Trade Golf Course) 737 and 757 Clarence Street. Files OP. 19014, Z.19.033 and 19T-19V007
Attachments: Letter of objection.pdf

**PUBLIC HEARING
COMMUNICATION** C36

Date: Mar 3/20 ITEM NO. 4

From: [REDACTED]
Sent: Sunday, February 23, 2020 5:45 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] FW: Clubhouse Developments Inc. 20 Lloyd Street (Board of Trade Golf Course) 737 and 757 Clarence Street. Files OP. 19014, Z.19.033 and 19T-19V007

From: [REDACTED]
Sent: Sunday, February 23, 2020 2:33 PM
To: 'todd.coles@vaughan.ca' <todd.coles@vaughan.ca>
Cc: 'marurizio.bevilacqua@vaughan.ca' <marurizio.bevilacqua@vaughan.ca>; 'mario.ferri@vaughan.ca' <mario.ferri@vaughan.ca>; 'linda.jackson@vaughan.ca' <linda.jackson@vaughan.ca>; 'tony.carella@vaughan.ca' <tony.carella@vaughan.ca>; 'bylaw@vaughan.ca' <bylaw@vaughan.ca>; 'developmentplanning@vaughan.ca' <developmentplanning@vaughan.ca>
Subject: Re: Clubhouse Developments Inc. 20 Lloyd Street (Board of Trade Golf Course) 737 and 757 Clarence Street. Files OP. 19014, Z.19.033 and 19T-19V007

Dear Mr. Coles

Attached please find my letter of objection regarding the above noted file.

This letter is also addressed to the mayor of Vaughan and city Councilors and planners.

Regards

Joe Wahba

[REDACTED] Davidson drive, Woodbridge

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 Clarence Street.

Files OP .19.014,Z.19.038 and 19T-19V007

by this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councilors as well as to the city planners.

My current residence is at [REDACTED] Village Green Drive, Wodbridge. We lived at this address for the last 20 years. It was only recently when we realized we had enough with the traffic and noise and proceeded to buy the property known as [REDACTED] Davidson Drive. Our dream was to build a new residence at this lot where it backs on green space which we saw as the dream we wished to achieve for our retirement. We started construction a year ago with the aim to move in by the spring of 2020 just in time to start enjoying the neighborhood and what it currently offers from an abundance of lush green, mature trees, quite and peaceful with a lot less traffic. We made sure we design the house with maximum windows to overlook the vast green space behind us.

The current proposed plan introduces lots behind us that are designed perpendicular to our lot with a depth of 85 feet which is the current width of my property, so ultimately the proposed plan will completely block me from enjoying any green space that I am currently enjoying. Currently there is couple of mature oak and weeping willow trees located at the rear line of my property one is on the side of my fence and the oak tree is on the side of the golf course few inches from my line. Those trees are at least 100-150 years old. The proposed lot behind me does not address how those trees are going to be protected not to mention the abundance of mature trees that are currently existing within the proposed development.

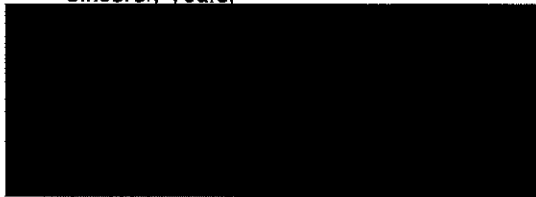
The proposed development in my opinion does not represent the character of the neighborhood in terms of lot sizes, I am aware that a proposed development was introduced on Waymar several years ago to further divide the lots was rejected for the same reason, as it did not meet the test of being compatible to the current character of the neighborhood, so I wonder how the proposed development meets the same test.

This proposed development will destroy the natural biodiversity of the area, will impact the health of the community members, will introduce a traffic congestion that is already existing around the surrounding neighborhoods, and will reduce the Natural Heritage of the Community

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighborhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment , an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with implementations of an Interim Control By-Law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Gold-Course.

Sincerely yours,



Joe Wanba

Copy to Mayor and all Councillors and planners

Subject: [External] FW: Draft Letter -

**PUBLIC HEARING
COMMUNICATION** C37
Date: Mar 3/20 ITEM NO. 4

From: Vince Carlini - [REDACTED]

Sent: Monday, February 24, 2020 2:12 PM

To: Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca

Subject: [External] FW: Draft Letter -

February 24, 2020

Cristina Carlini

[REDACTED] Woburn Drive

Woodbridge [REDACTED]

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 8000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Subject:

Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street - Files OP .19.014, Z.19.038 and 19T-19V007

**PUBLIC HEARING
COMMUNICATION**

C38

Date: Mar 3/20 ITEM NO. 4

From: j lombardi [REDACTED]

Sent: Monday, February 24, 2020 5:08 PM

To: clerks@vaughan.ca

Cc: maurizio.bevilacqua@vaughan.ca; mario.ferri@vaughan.ca; gino.rosati@vaughan.ca; linda.jackson@vaughan.ca; marilyn.lafrate@vaughan.ca; tony.carella@vaughan.ca; rosanna.defrancesca@vaughan.ca; sandra.racco@vaughan.ca; alan.shefman@vaughan.ca

Subject: [External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street - Files OP .19.014, Z.19.038 and 19T-19V007

Giuseppe Lombardi
[REDACTED]

Date: Feb 24, 2020
Todd Coles

City Clerk

2141 Major Mackenzie Drive

Vaughan, Ontario

1.6A IT1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street
Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
 - * Creating an environment that is detrimental to the heads of the existing community members
 - * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
 - * Reducing the Natural Heritage of the Community
- eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Giuseppe Lombardi

Copy to Mayor and all Councillors and planners

Subject:

[External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street Files OP .19.014, Z.19.038 and 19T-19V007

**PUBLIC HEARING
COMMUNICATION**

C39

Date: Mar 3/20 ITEM NO. 4

From: JOHN DICKSON [REDACTED]

Sent: Tuesday, February 25, 2020 5:31 AM

To: Clerks@vaughan.ca

Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>

Subject: [External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street Files OP .19.014, Z.19.038 and 19T-19V007

Date: February 24, 2020

Todd Colcs
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Colcs

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
 - * Creating an environment that is detrimental to the health of the existing community members
 - * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
 - * Reducing the Natural Heritage of the Community
- eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,
John Dickson

Copy to Mayor and all Councillors and planners

From: Clerks@vaughan.ca
Sent: Tuesday, February 25, 2020 9:56 AM
To: Magnifico, Rose
Subject: FW: [External] Files OP .19.014, Z.19.038 and 19T-19V007 - Letter
Attachments: February 24 2020_oppedisano.pdf

PUBLIC HEARING COMMUNICATION C40

Date: Mar 3/20 ITEM NO. 4

From: LISA DIPROSPERO [REDACTED]
Sent: Monday, February 24, 2020 5:09 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Files OP .19.014, Z.19.038 and 19T-19V007 - Letter

Dear Mr. Coles,

Please see attached.

Kindly acknowledge receipt.

Lisa Di Prospero and Bruno Oppedisano

February 24 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

We are jointly writing this letter as members of the Wycliffe community. We have lived in the area for 10 years as one of the first of the younger generation returning to the most beautiful neighbourhood in Woodbridge. We grew up in East Woodbridge with a dream of owning a home in the Wycliffe area that was realized for us in 2008.

Early talk of the development a couple of years ago was unimaginable to our family and our close-knit neighbourhood. Our initial thought was how could our city representatives possibly approve the destruction of the natural beauty and landscape of the Golf Course off of Clarence, which is home to a rich ecosystem of plant and wild life.

The Wycliffe community as well as the surrounding community, if not evident by our presence at the many public meetings, is passionately against this proposal. The current plan to infill the community with dense housing will add significant burden to a currently strained infrastructure. In addition, it will, by the sheer volume of the project, bring with it increased traffic flow and car volumes to a neighbourhood that has seen increased through way traffic over the last few years -conservative estimates of an additional 3000 vehicles to the roadway. Many of the longstanding neighbours have already expressed their desire to possibly abandon the neighbourhood that has been a source of pride and community for them.

In more detail, the proposed infill jeopardizes the natural balance of nature in the area by:

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members

- * Increasing the traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods
- * Reducing the natural heritage of the community
- * Eliminating the rich natural landscape that is home to a multitude of animals – this inherent biodiversity of the area is a gift that very few communities enjoy

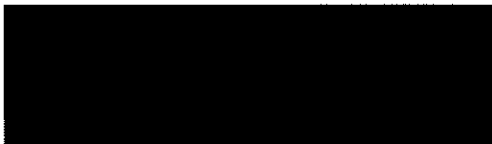
We are requesting a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community). Health and social impact studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law - this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate a science based environment review as well as other necessary studies. In addition, we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential cultural character of the Board of Trade gold course.

As elected officials, elected by us the taxpayer, we ask that you support our request for further studies and assessments. It is your commitment to the residents who have elected you to acknowledge and be an advocate for us. We ask that you consider the impact of short sighted decisions that you are making that will have long lasting repercussions to us, our children, the ecosystem and the community.

Thank you for attention to this matter.

Submitted respectfully,

Lisa Di Prospero and Bruno Oppedisano



Subject: [External] Please Dont Destroy my Neighbourhood

**PUBLIC HEARING
COMMUNICATION**

C41

Date Mar 3/20 ITEM NO. 4

From: Che Guerrera [REDACTED]

Sent: Monday, February 24, 2020 4:00 PM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca

Subject: [External] Please Dont Destroy my Neighbourhood

Inida Konomi and Che Guerrera
[REDACTED]

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

We write to you as new residence of an established neighbourhood. Formally of Mississauga and prior to that Italy, when we decided to move we took 2 years to narrow down where we wanted our families permanent home to be. We looked at Oakville, we looked at Georgetown and we also looked at Etobicoke. When we finally decided we had to go to Vaughan, it took us another 6 months to narrow down the area. We were looking for an established neighbourhood, well connected to the main arteries yet surrounded by greenspace and quieter roads. We have 2 small children and wanted to allow them to grow up in a area which wouldnt change. The proposed Developments would ruin our beautiful area, the amount by which traffic would increase would be proposterous. Our road Torran, although being a 40km an road, often sees people traveling in excess of 100km an hour. Volume is already heavier than when we first moved here 5 years ago due to the increased construction north of us. If you were to allow the tearing down of existing homes to allow in roads into our quite neighbourhood, it would double if not tripple current traffic levels. I understand development is part and parcel of growth, but it needs to fit with existing areas, not destroy them. We have also already seen a targetted drop in the value of the homes in our pocket, another factor you need to take into account. Everywhere we look, every corner or open lot in my 5km radius is being built upon. Such infill operations need to take a look at their collective impact to the community as a whole.

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Inida Konomi and Che Guerrera

Subject: [External] Keep Vaughan Green

**PUBLIC HEARING
COMMUNICATION**

C42

Date: Mar 3/20 ITEM NO. 4

From: Olivia Smedley [REDACTED]

Sent: February-26-20 8:28 AM

To: marurizio.bevilacqua@vaughan.ca; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Bylaw@vaughan.ca; DevelopmentPlanning@vaughan.ca

Subject: [External] Keep Vaughan Green

Olivia Smedley
[REDACTED]

Feb 26, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf Course

Sincerely yours,

Olivia Smedley

Subject: FW: [External] A Letter Addressing Concern for Proposed Development; please read
Attachments: Board of Trade Development Letter.docx

**PUBLIC HEARING
COMMUNICATION**

C43

Date: Mar 3/20 ITEM NO. 4

From: Jenn Eramo [REDACTED]
Sent: Tuesday, February 25, 2020 1:48 PM
To: maurizio.bevilacqua@vaughan.ca
Subject: [External] A Letter Addressing Concern for Proposed Development; please read

Dear Mr. Bevilacqua,

I hope this email find you well. Please find attached a letter that I have taken time to compose in response to the application submitted to build on the Board of Trade golf club in Woodbridge. I trust you will take the time to review the issues presented in my letter and am hopeful that you will take a moment to respond to it as well.

Regards,

Jennifer Eramo

Jennifer Eramo



Tuesday February 25, 2020

Mr. Maurizio Bevilacqua
City Mayor
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Bevilacqua

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue,
737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to all Vaughan Councillors as well as to the city planners.

I have been a resident of Vaughan and the community of Woodbridge for most of my 38 years. I am now a local resident in the Wycliffe community, having moved to this part of Woodbridge just over a year ago as it offered my family a quiet, mature and peaceful place to grow and enjoy the beauty of nature that still surrounds us in a rapidly expanding city.

I was previously made aware of the first application put forward to build on the Country Club a few years ago by my father, who is an avid golfer and also lives in this community. I was shocked that developers would think to propose a development within an already existing community, on land that was not even zoned for building.....how and why would they think it would be possible to do such a thing?? Why would such an idea be up for approval?

I am not sure if you are familiar with the community that is to be affected by this development, but I am hoping that as our Mayor you have taken the time to visit the area. The stretch of Clarence that will be affected is by far the most beautiful, scenic and natural stretch of road remaining in Woodbridge. It connects our old downtown Market Lane to existing communities, and when the trees lining the road are in full foliage it is quite simply the most breathtaking road to walk, cycle, jog, or drive. On any given day, in any season, residents like myself use the road for leisurely walks, and jogs as it is serene and offers a sense of peace that is becoming increasingly hard to find in Woodbridge and in Vaughan. It was just last summer when I was driving Clarence with my son, when he glanced out the window, looked up at the trees and stated "mommy, it's so beautiful"....that statement made me catch my breath as it echoed exactly what I have thought to myself every time I've driven that road, and it hurt me at the same time to think that this little person, our next generation, our future, won't be able to enjoy this same scenery for very much longer because developers need to level the space and make room for as many residential units they need to turn a profit on their purchase. Mr. Bevilacqua I am a firm believer that there are some things you can't put a price tag on....and the preservation of our environment and green space is clearly one of those things.

I speak on behalf of many in this community who are passionately against this development, but may not have the access or the ability to communicate this to you in an email. I also speak on behalf of those who

share my views but feel defeated due to the fact that previous calls to stop this development have fallen on deaf ears, as this second proposal is much bigger than the previous one that was also disputed.

It is your duty as our Mayor to stand behind your citizens, the people who elected you into your position. We are calling on you now to be an advocate for our community and its preservation. We have had the opportunity to enjoy this green space and future generations should have the same right. We therefore need your help to protect it.

Some further points to consider are listed below:

The proposed infill jeopardizes the natural balance of nature in the area by destroying the natural biodiversity of the area and creating an environment that is detrimental to the health of the existing community members.

The development will undoubtedly increase the traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighborhoods. I welcome you to drive to this area on any given morning. Wycliffe Avenue, which feeds onto Kiloran Drive which then exits onto Islington Avenue is usually backed up with cars waiting to reach Islington and the left hand turn lane that exists onto Langstaff road. The current back up sometimes takes 10-15 minutes of waiting prior to being able to reach Islington Avenue, and that is present day.....before the influx of vehicles this development will bring. Off peak hours, Wycliffe transitions into a short cut for people trying to access the Woodbridge Highlands community on the other side of Clarence, and vehicles are often traveling at speeds of 70km per hour or more, avoiding stop signs as they go.....this is a clear danger to the many children already living in the area....again only to be made worse by the proposed development.

The development will reduce the **Natural Heritage of the Community** by eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighborhoods into a nightmare. More importantly than the inevitable traffic congestion, the influx of vehicles will lead to the widening and creation of roadways which means many of the mature and beautiful trees that are found in this green space and are currently doing their job to keep our air clean, will have to be removed. Are you aware of the fact that it takes six trees to remove the carbon emission created by a single vehicle? This proposed development is set to bring approximately 3,000 vehicles to the community.....does the application also state that the developers will be planting 18,000 trees to help rid our air of all the pollution their development will bring? Highly unlikely.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an **Interim Control By-law**, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Jennifer Eramo

Subject: Concerned resident
Attachments: Clubhouse Developement Inc..docx

PUBLIC HEARING C44
COMMUNICATION
Date: Mar 3/20 ITEM NO. 4

From: Anita Aprea [REDACTED]
Sent: Tuesday, February 25, 2020 10:56 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Concerned resident

Hello my name is Anita Aprea, I have prepared a letter regarding the Clubhouse Development. I am very upset, & I hope you as Mayor of our beautiful community support your people.
Thank you for your time

Anita Aprea
Gérante régionale des ventes
Regional Sales Manager (ON)



EST-CE VRAIMENT NÉCESSAIRE D'IMPRIMER CE COURRIEL?
IS IT REALLY NECESSARY TO PRINT THIS EMAIL?

Ce message contient des informations confidentielles et est destiné exclusivement à maurizio.bevilacqua@vaughan.ca. Si vous n'êtes pas maurizio.bevilacqua@vaughan.ca, soyez avisé que toute utilisation, diffusion ou reproduction non autorisée de ces informations est strictement interdite. Les communications par Internet sont exposées au risque d'altération des données et ne comporte aucune garantie quant à la sécurité et les erreurs puisque l'information peut être interceptée, corrompue, perdue, détruite, arriver en retard et/ou incomplète, et peut contenir des virus. L'expéditeur Anita.Aprea@lavieenrose.com ne peut donc être tenu responsable de toute erreur ou omission dans le contenu de son message reliée à la transmission par Internet.
Si une vérification s'avère nécessaire, veuillez s'il vous plaît demander une copie papier.

This message contains confidential information and is intended for maurizio.bevilacqua@vaughan.ca. If you are not maurizio.bevilacqua@vaughan.ca you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender Anita.Aprea@lavieenrose.com therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version.

Mrs. & Mr .Isidoro & Anita Aprea

[REDACTED] Pennycross Crt

Woodbridge, Ont.
[REDACTED]

February 25th, 2020

Todd Coles

City Clerk

2141 Major Mackenzie Drive

Vaughan, Ontario

L6A-1T1

Re: Clubhouse Developments Inc. 20 Lloyd Street (Board of Trade Golf Course) 241 Wycliffe Ave.
737 and 757 Clarence Street.

Files OP.19.014.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

I have lived in this area since 1984, grown up here , now married with 2 daughters . Our backyard backs onto the golf course and our family has enjoyed watching wild life & beautiful landscapes , all 4 seasons. It's shameful to be part of a community that has no interest in preserving life! In an age where we continue to talk about our environment, clean water, planting trees, saving animals & I am part of a community that wants to destroys all of that! Shame on you! There is no one our community that is happy about this. This proposal doesn't benefit or support the residents of our community. It only supports the builders. Who were happy to take that big premium cost they received from all the homeowners that backed onto the golf course. Now the value of our home will go down, the beauty of our neighbourhoods, will go down, and the prestige of living in an area with estate homes, big lots will all be loss because of greedy urban sprawl & corporate PROFITS!!

My Question to these BUILDERS, is why couldn't they build " Central Park" like in New York. Or a "High Park" like downtown Toronto. They are destroying people's homes, lives & families.

The proposal infill jeopardizes the natural balance of nature in the area by

*destroying the natural biodiversity of the area * Creating an environment that is determined to the health of the existing community members* increasing the traffic congestion that already exists and is continuously being increased with the already approved developments.* Reducing the Natural Heritage of our Beautiful Community *

The Proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways & turn our neighbourhoods into a TRAFFIC NIGHTMARE!

I believe that a detailed study supported by a Cultural Heritage Impact Assessment , an Environmental Impact Study, and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) .Health Impact & Social Impact Studies and other studies are critical to properly assess the subject lands' proposal intent for development. The detailed studies are only possible with the implementation of an INTERIM CONTROL BY-LAW, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the CITY COUNCIL to provide the current landowners a NOTICE of INTERVENTION to DESIGNATE to preserve the potential Cultural character of the Board of Trade Golf Course.

Sincerely yours,

Anita Aprea & Isidoro Aprea

Subject: [External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course),
241 Wycliffe Avenue, 737 and 757 Clarence Street
Attachments: Board of Trade Development.pdf
Importance: High

**PUBLIC HEARING
COMMUNICATION**

C45

Date: Mar 3/20 ITEM NO. 4

From: Mark and Lucia [REDACTED]

Sent: Wednesday, February 26, 2020 12:00 AM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>

Subject: [External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Importance: High

Hello Everyone,


Please find attached a letter detailing our response to the Clubhouse Developments Application on the Board of Trade Golf Course.

Your attention to this matter is greatly appreciated.

Regards,

Marco & Lucia Pulciani

Mr. and Mrs. Marco Pulciani



February 25, 2020

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

To Whom It May Concern:

By this letter, we are formally submitting our objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

We have lived in Woodbridge since 1984 and have enjoyed the beauty of this home since then. We have seen Woodbridge and Vaughan change from a quiet, family-friendly community, to the over-crowded jungle that is has become today.

This proposed infill once again jeopardizes the natural balance of nature in this community by eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy. The subject lands are currently designated in the Vaughan Official Plan as Private open space with designated natural areas. This space is adjacent to the Greenbelt lands of Boyd Park and as such may be a very important green corridor for species in this area. This property is a part of the Humber River system as the Humber River runs through the property. There are also known floodplains on the property and it has been evaluated to have at-risk species of birds and possibly endangered bats living on this land. There are also 2 butternut trees on this property that are also listed on the endangered species list. In light of the Green Directions strategies that are shown on the City's website, I would like to know how the City would ever allow for the destruction of THOUSANDS of mature trees to build more homes? How does this proposal fit with the vision of a greener Vaughan? How does paving over already-designated open green space meet the green initiatives for Vaughan, Ontario, and Canada?

Green spaces reduce stress and encourage exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The health benefits of having access to "green space"—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature. We know that many in the community have come to enjoy this neighbourhood and enjoy exercise on the picturesque street of Clarence Ave. This would all be destroyed for many should this development be approved.

Green space strengthens the immune system, boosts peoples' mood, and helps people live longer. "Research conducted in the United States, United Kingdom, and China have found that people who live in

the greenest areas have a reduced risk of mortality from all causes, as well as a reduced risk of mortality due to kidney disease, respiratory disease, cancer, and stroke." (excerpt from an article from Chris Kresser <https://chriskresser.com/the-top-health-benefits-of-green-space/>). Can you imagine what will happen to all of those in the community who enjoy this green space now as their place of tranquility?

Already, my family is feeling the emotional effects from the very thought of this green space being destroyed. We have seen these trees before us grow from tiny seeds to magnificent beauties. Our children, who have been raised to be responsible, environmentally-conscious individuals, are, at the age of 15 years old, feeling stress about losing this beautiful landscape and destroying the habitats of the many animals they have come to enjoy seeing in this green space. They question how, with all that we know about the benefits of trees and the call to action to protect habitats for the sake of our planet, a Council could even consider this proposal and furthermore, how a developer would want to destroy this land. This is unfortunately not how I wanted my children to learn about the realities of this world, but hopefully you can ease their minds and make them believe in humanity again.

Since the Humber River runs through this property, please consider that there may be some indigenous ties to this land. We are very concerned about what future development of this land will do to this and how this will stand up to the Truth and Reconciliation agreement we have with our Native Canadians.

This land is also a floodplain area. Although the proposed development area is not on the exact floodplain area, one must consider what the impact of paving over green space will have on the adjacent floodplain. We know our weather is becoming more extreme. Do we want to put our communities at risk?

We are very concerned about the lack of infrastructure that already exists in this area, without the extra THOUSANDS of cars that will need to go through this area each day. Already Clarence, Wycliffe Ave., Kiloran Ave., and Islington Ave. are jammed in the morning. Consider as well all of the other developments that are happening in the area as well -- condos and townhomes being built north of Rutherford on Islington. Where will all these cars go?

The proposed street that will intersect Wycliffe Ave is a grave concern. How can three streets intersect Wycliffe Ave within metres of each other (Kilmuir Gate, Proposed street and Cairnburg Place)? This egress point does not make sense at all as it will funnel cars into yet another small minor neighbourhood road. You know of the problems that are being faced in the Weston Downs area, for which the residents have been fighting for years with no logical solution to date. This city is turning beautiful quiet neighbourhoods where children are safe to walk to school and play, to dangerous thoroughfares making it impossible for people to even be able to back out of their driveways in the morning! Do not make the same mistake again with this development. Choose to keep our communities safe!

If the city is really interested in ensuring the health, well-being and vitality of our city, then the Councillors and Mayor should say **NO to changing the Vaughan Official Plan** and at minimum, **say YES to an Interim Control By-law with INDEPENDENT companies to study the lands in full detail**. I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an **Interim Control By-law**, as this will facilitate the completion of a comprehensive report that will

scientifically document conservation priorities and facilitate science-based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

We must stop the destruction of such a beautiful landscape, home to so many species of animals and plants. If you truly believe in your "Green Directions" then I urge the city make the right choice, as our neighbours in Oakville and Kanata have done, and say "NO MORE". Please make the choice to keep our community beautiful!!

Thank you for your attention to this matter.

Sincerely,

A black rectangular box redacting the signature of Marco & Lucia Pulciani.

Marco & Lucia Pulciani and Family

Subject: [External] Country Club Development
Attachments: Country Club Development.docx

**PUBLIC HEARING
COMMUNICATION**

C46

Date: Mar 3/20 ITEM NO. 4

From: S Smed [REDACTED]

Sent: February-26-20 7:37 AM

To: marurizio.bevillacqua@vaughan.ca; Ferri, Mario <Mario.Ferri@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Bylaw@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosati, Gino <Gino.Rosati@vaughan.ca>; Coles, Todd <Todd.Coles@vaughan.ca>
Subject: [External] Country Club Development

Stephen and Teresa Smedley

February 26, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757
Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

We have lived in the community since 1988, the green spaces and heritage are very important to our family

Please ask Council to fund independent assessments of the impact of this proposal, including financial and well-being (health) costs to individuals and the community. An ICBL be granted to allow proper time for this.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community
- * We request openness and transparency: No discussions or decisions behind closed doors.

Eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

This is a matter of utmost importance and concern to the community and needs to be a priority.

I thank you in advance for your attention in this matter.

Sincerely yours,

Stephen and Teresa Smedley

Copy to Mayor and all Councillors and planners

PUBLIC HEARING
COMMUNICATION

Date: Mar 3/20 ITEM NO. 4

Mr.Sergey Nikulenko

Mrs.Olga Nikulenko

Clarence St.,

Woodbridge,ON

February 25, 2020

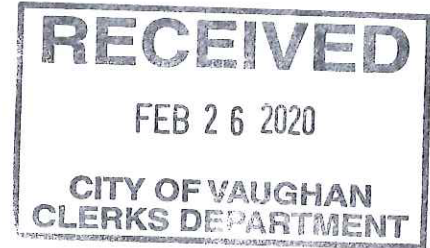
Vaughan City Hall,

Planning and Growth Department

Mr. Todd Coles

2141 Major Mackenzie DR.

VAUGHAN, ON, L6A 1T1



Re: Files OP.19.014, Z.19.038 and 19T-19V007

CLUBHOUSE DEVELOPMENT INC.

20 Lloyd (Bird of Trade Golf Course),

241 Wycliffe Avenue, 737 and 757 Clarence street

We wish to make you aware of a number of strong objections that we have with regard to the proposed development. As an immediate neighbor to the site of the proposed development, we are of the view that the proposed development will have a destructive impact on community standard of living. The land concerned is not underused waste land, but valuable open space enjoyed by residents. Our specific objections are as follows:

1. Destruction of established community area with open green space

Since our community has been around for a long time and open green space is the hallmark of Woodbridge, we are well-established community .

Chapter 2 of VOP state (2.2.3.2):

That **Community Areas** are considered **Stable Areas** and therefore **Community Areas** with existing development are not intended to experience significant physical change that would alter the general character of established neighborhoods.

Zoning By-law Amendment File Z.19.038 and Official Plan Amendment File OP.19.014 completely contradict to this Policy and lead to significant physical change of established area. Proposed redesign of portions of green open space which serves today as a natural buffer between established community and our Natural Heritage leads to destruction of the latter. Laws exist in order to comply with them, and not change for the sake of an individual or business if this does not bring benefits to the Natural Heritage and to the people of the community. Especially in the significant historic greenspace which is the Public Heritage. It completely contradicts with Woodbridge Urban Design Guidelines and Woodbridge Heritage Conservation District Plan and Guidelines. We are strongly against of redesigning of the open green space as a result of wish the valuable green space will be destructed.

2. Detrimental impact on established neighborhood

Chapter 9 of VOP states:

Policy 9.1.2.1. states that: a. in Established Community Areas, new development will be designed to respect and reinforce the physical character of the established neighborhood within which it is located as set out in policies 9.1.2.2 - 9.1.2.4

Policy 9.1.2.2. states that :

in Established Community Areas, new development as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will be designed to respect and reinforce the existing physical character and uses of the surrounding area, specifically respecting and reinforcing the following elements:

- a. the local pattern of lots, streets and blocks; (not respected)
- b. the size and configuration of lots; (not respected)
- c. the building type of nearby residential properties; (not respected)
- d. the orientation of buildings; (not respected)
- e. the heights and scale of adjacent and immediately surrounding residential properties; (not respected)
- f. the setback of buildings from the street; (not respected)
- g. the pattern of rear and side-yard setbacks; (not respected)
- h. the presence of mature trees and general landscape character of the streetscape; (not respected)

We believe that proposed development is a direct contravention of many of VOP Policies. It does not respect local context, in particular, the scale and proportions of the following objective properties, and would be entirely out of the character of the area, to the detriment of the local environment. The proposed dwelling, especially townhouses and apartment buildings would significantly alter the fabric of the area and amount to serious 'cramming' in what is a low-density area. High density of building reduces the safety of the community, helps the rapid spread of diseases, fires, etc.

The properties along Clarence street and along the north, north-east, south, south-east boundary are characterized by large plots with large spacing between. The proposed dwelling would be at least 2.5 time smaller. Access to the rear of the new proposed property would be extremely limited. As a result of the small lots the proposed dwelling will be a great deal smaller than the neighboring detached property, so the scale and design of the development will be entirely out of keeping.

3. Traffic 20 Lloyd street board of trade golf course City of Vaughan Transportation Considerations

9.2 TRANSIT ASSESSMENT state that "Area transit routes have ample capacity to accommodate additional transit travel demand" **This is false statement.** The developer exacerbates the problems of the community. A personal calculation from security camera of my home on Clarence street registered the result:

02.24.2020 from 17:40 to 18:00 - 160 cars in 20 minutes, which means 480 cars per hour;

156

02.25.2020 from 10:00 to 10:30 -96 cars, which means 192 cars per hour;

The developer exacerbates today's transportation problems of the community. This is especially true of Clarence and Wycliffe streets, which lead to Islington and Highway 7 traffic arteries. Today it is overloaded with transport and are not ready to accept another minimum 2,000 cars that will be in the new community. Supporting documents provided by the developer refer to the research dated back to the year of 2014 in the field of commercial cars. Unfortunately, it does not reflect the reality of today. The use of old research allows to underestimate the readings of traffic density and therefore the noise level. Therefore, its' conclusions are incorrect and therefore **should not be taken into account**.

We ask the City of Vaughan for independent professional investigation of traffic and noise which help community residents and management of the City to resolve the actual problems of traffic noise and transport density in this area.

4. Groundwater and drainage

Groundwater research does **not indicate the impact** of development on adjacent land. Community residents in close proximity to the proposed development do not have a warranty that their backyards will not turn into marshes and foundations of their homes will not be destroyed by groundwaters. The plan involves a very dense development with an estimated minimum of lawns, therefore, the infiltration of water into the rain will be critically low. Developer have to maximize infiltration of water through organizing more space for landscaping.

5. Landscaping

The proposal allows very little space for landscaping and we believe that it would lead to gross overdevelopment of the site. The proposed development would not result in a benefit in environmental and landscaping terms, to the contrary it would lead to the **loss of valuable green space**. We strongly support and ask to follow Woodbridge Urban Design Guidelines and Woodbridge Heritage Conservation District Plan and Guidelines.

6. Loss of privacy and overlooking

Trees left along the boundaries of the plot are not enough in places of natural elevations of land (slopes) to preserve the privacy of neighboring houses. The proposed construction of two stores dwellings along the boundary of established community in slopping plot at its high point, when the trees are located in its lower part, **violates the right of neighboring houses to privacy**.

3. Benefits to the community

Chapter 10 of VOP:

Policy 10.1.2.10. **Community benefits which are the subject of Section 37 provisions will be determined based on local community needs, intensification issues in the area, and the objectives of this Plan with priority given to provision of benefits in proximity to the proposed development.**

Proposed development does not bring any benefits to immediate neighbors of the site and residents of the established community in the resolving their big concerns on the field as :

- a) reduce traffic noise;
- b) traffic calming on residential streets (Clarence, Wycliffe);
- c) expand the green zone;
- d) improve air quality;
- e) build new roads with access to large highways, escaping congested residential streets;

f) build New Amenities;

The proposal would demonstrably harm the amenities enjoyed by local residents, in particular safe and available on-road parking, valuable green space, privacy and the right to enjoy a quiet and safe residential environment.

Community residents have the right to peaceful enjoyment of all their possessions, which includes the home and other land. Private and family life therefore encompasses not only the home but also the surroundings.

Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

Sincerely,

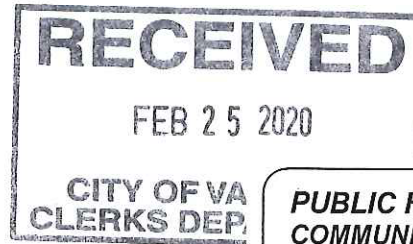
Olga Nikulenko and Sergey Nikulenko



██████ Vaughan Mills Road
Woodbridge, ON ██████

February 21, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1



PUBLIC HEARING
COMMUNICATION

C48

Date: Mar 3/20 ITEM NO. 4

Dear Mr. Coles,

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by:

- Destroying the natural biodiversity of the area,
- Creating an environment that is detrimental in terms of health and safety to the existing community members,
- Further drastically increase the traffic congestion within the surrounding neighborhoods,
- Reducing the natural heritage and beauty of the community,
- Eliminating the rich natural landscape that is home to a multitude of animals.
- Eliminating the inherent biodiversity of the area that is a natural God given gift.

The proposed infill development will add a minimum of an additional 3000 vehicles. This will further burden the already congested roadways and turn our neighborhoods into a nightmare.

We believe that a detailed study supported by Cultural Heritage Impact Assessment, an Environmental Impact Study and a Comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an **Interim Control By-law**, that will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science-based environment review as well as other necessary studies. In addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential cultural character of the Board of Trade Golf Course.

Regards,

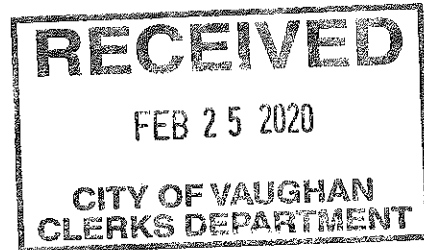
████████████████████
John Rizzo and Mary Rizzo

c.c Maurizio Bevilacqua, P.C. Mayor
Mario Ferri, Deputy Mayor, Local & Regional Councillor
Gino Rosati, Local & Regional Councillor
Linda D. Jackson, Local & Regional Councillor
Tony Carella, Councillor Ward 2

**PUBLIC HEARING
COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

CLAUDIO SAVERINO
[REDACTED] TORRAN ROAD
WOODBIDGE, ONTARIO
[REDACTED]



February 20, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted completed application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by:

- * Destroying the natural biodiversity of the area;
- * Creating an environment that is detrimental to the **health** of the existing community members;
- * Increasing the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods;
- * Reducing the Natural Heritage of the Community;
- * Eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3,000 vehicles. This will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community), Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law. This will facilitate the completion of a comprehensive report that will scientifically document conservation

priorities and facilitate a science based environment review as well as other necessary studies. In addition, we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

A solid black rectangular box used to redact the signature of Claudio Saverino.

Claudio Saverino

Copy to Mayor of Vaughan and all Councillors and planners

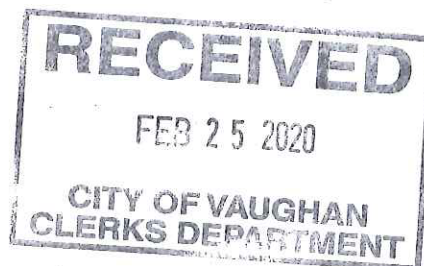
Alexander Battaglia
[REDACTED] Wycliffe Avenue
[REDACTED] Woodbridge, ON
[REDACTED]

PUBLIC HEARING C50
COMMUNICATION

Date: Mar 3/20 ITEM NO. 4

February 20, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1



Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course),
241 Wycliffe Avenue, 737 and 757 Clarence Street
Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by:

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the **health** of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

Eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will

scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

A large black rectangular redaction box covering the signature of Alexander Battaglia.

Alexander Battaglia

Copy to: Mayor and all Councillors and Planners

Subject:

External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

**PUBLIC HEARING C51
COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

From: Susan Cucullo [REDACTED]

Sent: Wednesday, February 26, 2020 9:05 PM

To: maurizio.bevilacqua@vaughan.ca

Cc: 'Susan Cucullo'

Subject: [External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

February 26, 2020

Maurizio Bevilacqua

Mayor of Vaughan

2141 Major Mackenzie Drive

Vaughan, Ontario

L6A 1T1

Dear **Mr. Bevilacqua,**

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

As residents of Wycliffe Avenue, we are formally submitting our objection to the above highlighted development.

We have lived in this area since 1985 and we have seen a significant increase in traffic over the years. Presently it is very difficult to reverse out of our driveway on Wycliffe Avenue due to the existing traffic in the morning. The proposed development will add a minimum of an additional 3000 vehicles which will turn Wycliffe Avenue and our neighbourhoods into a major traffic nightmare.

In addition to the above impact to our street and neighbourhood, this development will destroy the natural biodiversity of the area. It reduces the Natural Heritage of the Community, eliminating the rich natural landscape that is home to a multitude of animals.

We are asking Council to fund independent assessments of the impact of this proposal, including financial and well-being (health) costs to individuals and the community. We believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study, a comprehensive Traffic Study, Health impact and Social Impact Studies are critical to properly assess the subject lands proposed for this development. These detailed studies are only possible with the implementation of an Interim Control By-law which we are requesting to be granted in order to allow proper time for this.

We ask that you consider this matter to be a priority concern and that you understand the objections the residents of this area truly have against this development.

We thank you at this time for your attention and hope that an Interim Control By-law will be granted.

Sincerely,

Susan & Salvatore Cucullo

[REDACTED] Wycliffe Ave.,
Woodbridge Ontario [REDACTED]

Subject:

[External] Files OP .19.014, Z.19.038 and 19T-19V

**PUBLIC HEARING
COMMUNICATION**

C52

Date: Mar 3/20 ITEM NO. 4

From: monica guido [REDACTED]**Sent:** Thursday, February 27, 2020 8:50 AM**To:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>**Subject:** [External] Files OP .19.014, Z.19.038 and 19T-19V007

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

We are specifically affected by the proposed road and are greatly against this aspect of the plan. I am a Vaughan resident living at [REDACTED] Gate House Court and my parents Nancy and Antonio Antonelli living at [REDACTED] Wycliffe Avenue the home right next door to the proposed road. We have been Vaughan residents for over 30 years. The community as well as my entire family is against the construction of a road where a nom lay (241 Wycliffe Avenue). We feel violated and this has greatly affected the health and marriage of my senior parents.

The proposed road which will damage the architecture of Wycliffe Avenue in Woodbridge is a disgrace to planning policies across the country. The demolition of 241 Wycliffe and the proposed road will make my parents home an island with zero property value and virtually unmarketable. It is unfair my parents at [REDACTED] Wycliffe have been paying their taxes for the past 30 years and upheld their property beautifully only to have their home worthless by this application. The traffic will be greatly affected by over 3000 vehicles going in and out of Wycliffe Avenue with the proposed road. It is unethical to force my parents home to become a corner lot after 35 years standing as a part of a community. It is architecturally and physically unpleasing and ultimately, valueless.

The infill jeopardizes the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

Green Spaces Reduce Stress, Encourage Exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The health benefits of having access to "green space"—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature.

Green Space Strengthens the Immune System, Boosts peoples' mood, helps people live longer. "Research conducted in the United States, United Kingdom, and China have found that people who live in the greenest areas have a reduced risk of mortality from all causes, as well as a reduced risk of mortality due to kidney disease, respiratory disease, cancer, and stroke." (excerpt from an article from Chris Kresser <https://chriskresser.com/the-top-health-benefits-of-green-space/>)

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to

provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

I would like to reiterate and stress the fact that we are specifically affected by the proposed road and are greatly against this aspect of the plan.

The community as well as my entire family is against the construction of a road where a nom lay (241 Wycliffe Avenue).

We feel violated and this has greatly affected the health and marriage of my senior parents.

We ask that this matter be a priority concern in the discussion on March 3rd and thank you for your care and attention.

Sincerely yours,

Monica Guido

Copy to Mayor and all Councillors and planners

Subject:

[External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarer

**PUBLIC HEARING C53
COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

From: NANCY ANTONELLI [REDACTED]

Sent: Thursday, February 27, 2020 10:11 AM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>

Subject: [External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

We are specifically affected by the proposed road and are greatly against this aspect of the plan. I am a Vaughan resident living at [REDACTED] Wycliffe Avenue the home right next door to the proposed road. We have been Vaughan residents for over 30 years. The community as well as my entire family are against the construction of a road where a home lay (241 Wycliffe Avenue). We feel violated and this has greatly affected our mental and physical health and my marriage. We are seniors and are fragile. We are classified as a vulnerable population and we feel violated and targeted!

The proposed road which will damage the architecture of Wycliffe Avenue in Woodbridge is a disgrace to planning policies across the country. The demolition of 241 Wycliffe and the proposed road will make my home an island with zero property value and virtually unmarketable. It is unfair we have been paying our taxes for the past 30 years and upheld our property beautifully only to have OUR home worthless by this application. The traffic will be greatly affected by over 3000 vehicles going in and out of Wycliffe Avenue with the proposed road. It is unethical to force our home to become a corner lot after 35 years standing as a part of a community. It is architecturally and physically displeasing and ultimately, valueless. The home was not built to have a road next to it, the construction, the noise, the windows were not built to be next to a high traffic road. Regardless of what you say, 3000 vehicles have a choice to exit and enter from Wycliffe and even if you say it is not likely, it is their choice and Wycliffe Avenue will become a highway of a standstill of vehicles trying to access Islington to get to Langstaff the artery to highway 400 and 407.

The infill jeopardizes the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

Green Spaces Reduce Stress, Encourage Exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The health benefits of having access to "green space"—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature.

Green Space Strengthens the Immune System, Boosts peoples' mood, helps people live longer. "Research conducted in the United States, United Kingdom, and China have found that people who live in the greenest areas have a reduced risk

of mortality from all causes, as well as a reduced risk of mortality due to kidney disease, respiratory disease, cancer, and stroke." (excerpt from an article from Chris Kresser <https://chriskresser.com/the-top-health-benefits-of-green-space/>)

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

I would like to reiterate and stress the fact that we are specifically affected by the proposed road and are greatly against this aspect of the plan.

The community as well as my entire family is against the construction of a road where a home lay (241 Wycliffe Avenue).

We feel violated and this has greatly affected our mental health and marriage---we are seniors!

We ask that this matter be a priority concern in the discussion on March 3rd and thank you for your care and attention.

Sincerely yours,

Nancy and Antonio Antonelli

Subject: [External] Clubhouse Developments Application

**PUBLIC HEARING
COMMUNICATION**

C 54

Date: Mar 3/20 ITEM NO. 4

From: Carella, Tony <Tony.Carella@vaughan.ca>

Sent: Tuesday, February 25, 2020 8:00 PM

To: Paul Talluri <[REDACTED]> Coles, Todd <Todd.Coles@vaughan.ca>

Cc: Cardile, Lucy <Lucy.Cardile@vaughan.ca>

Subject: Re: [External] Clubhouse Developments Application

Paul, thank you for your comments on this application, which I have reviewed and am forwarding to the City Clerk to ensure they become part of the public record on this proposal

Sent from my iPhone

On Feb 25, 2020, at 3:46 PM, Paul Talluri <[REDACTED]> wrote:

Paul Talluri
[REDACTED] Kilmuir Gate
Woodbridge, On [REDACTED]

February 25, 2020

Tony Carella
Ward 2 Councillor
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Mr. Carella,

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade GolfCourse), 241 Wycliffe Avenue, 737 and 757 Clarence Street Files OP .19.014, Z.19.038 and 19T-19V007**

As residents of Vaughan for almost 20 years, we have always enjoyed the quality of life that this community has offered. The current proposal threatens to upset the balance between development and natural beauty that is rare in the GTA and largely responsible for such a high quality of life. We strongly believe that no development proposal should proceed without proper assessment and consideration of all impacts, including congestion, environmental, and cultural impacts.

The primary impacts of this development are twofold:

- First, by adding over 3000 cars to already congested roads, the increase in traffic would have an immediate and notable impact on the daily lives of residents. Cars entering and leaving this development would not have direct access to any major arterial road, instead having to crawl through our residential streets to get access to Islington, Rutherford, or any other arterial road. Daily commuters alone will add over 6000 car trips per day, let alone the disruption that will accompany the construction period. I dread to envision the nightmare that this additional traffic will bring about on our roadways a nightmare that already been realized in neighbouring communities.
- Second, by eliminating much of the natural habitat that exists today, this development will threaten the natural biodiversity that makes our neighbourhood so charming and unique. We have had the heartwarming pleasure of experiencing songbirds eating from our hands and observing cardinals, rabbits, deer, wild turkeys, and other animals roam in our backyard. The enjoyment that we get from the

interaction with wild life is priceless. Indeed The inherent biodiversity of this area is a gift that very few communities enjoy. Losing it would be a great tragedy.

We are not opposed to progress and recognize that development itself can bring positive impacts to a community as well. However, we cannot remain wilfully blind to the negative impacts, and the concerns of all stakeholders must be taken into consideration before proceeding with a project of this magnitude. Fully understanding impacts and concerns requires careful study and consultation with the community. Therefore, we request the following actions be taken in respect of the application:

- The following studies should be undertaken at a minimum to assess the merits of the application: Cultural Heritage Impact Assessment, Environmental Impact Study, a Comprehensive Traffic Study, a Health Impact Study, and a Social Impact Study.
- Further, as we are deeply concerned that any study commissioned by the developer will lack objectivity and contain a bias in favour of the application, independent assessments of the impact of this proposal should be funded by Council.
- An Interim Control By-law should be put in place to allow proper time to facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies.
- Finally, we request that City Council provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural Character of the Board of Trade Golf-Course.

In closing, we wish to stress that our community is totally against this proposal as currently constituted. We trust that our voices will be heard and our concerns will be dealt with openness and transparency, with no decisions being taken behind close doors. We thank for your attention to this matter and trust that the well being of our community will be one of your priorities.

Sincerely yours,
Paul and Alicia Talluri

Subject: Send data from MFP-07123437 02/26/2020 16:47
Attachments: DOC022620-02262020164746.pdf

PUBLIC HEARING C55
COMMUNICATION

Date: Mar 3/20 **ITEM NO.** 4

-----Original Message-----

From: Filippo Bello [REDACTED]
Sent: Wednesday, February 26, 2020 4:50 PM
To: Coles, Todd <Todd.Coles@vaughan.ca>
Cc: 'keepvaughangreen@gmail.com' <keepvaughangreen@gmail.com>
Subject: [External] FW: Send data from MFP-07123437 02/26/2020 16:47

Please see attached for your records.

Regards,
Fil Bello

February 26, 2020

From: Filippo and Rosalee Bello

[REDACTED] Firglen Ridge, Woodbridge Ontario
[REDACTED]

Attention : Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

**Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757
Clarence Street**

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf Course.

Sincerely yours, [REDACTED]

Filippo and Rosalee Bello

Copy to Mayor and all Councillors and planners

Subject:
Attachments:

[External] Clubhouse Developments - Files OP.19.014, Z.19.038 and 19T-19V007
Objection Letter - Feb 26-20 - Clubhouse Dev.pdf

PUBLIC HEARING C56
COMMUNICATION
Date: Mar 3/20 ITEM NO. 4

-----Original Message-----

From: Grace Buttino [REDACTED]
Sent: Thursday, February 27, 2020 8:12 AM
To: Clerks@vaughan.ca
Subject: [External] Clubhouse Developments - Files OP.19.014, Z.19.038 and 19T-19V007

Good morning Mr. Coles

Attached please find our letter of objection to the above-noted development applications.

We would appreciate this letter being shared with the Mayor, all regional and local councillors and city councillors, as well as the City's planners, in preparation for the March 3rd Public Hearing.

Thank you.

Grace Buttino
Joe Centraco
Olivia Centraco
[REDACTED] Davidson Dr.

Davidson Drive

February 26, 2020

Mr. Todd Coles
City Clerk
clerks@vaughan.ca

Dear Mr. Coles,

**Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course),
241 Wycliffe Avenue, 737 and 757 Clarence Street
Files OP.19.014, Z.19.038 and 19T-19V007**

By way of this letter, we are formally submitting our objections to the above-highlighted complete application, and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors, as well as to the City planners.

The proposed infill jeopardizes the natural balance of nature in the area by:

- Destroying the natural biodiversity of the area;
- Creating an environment that is detrimental to the health of the existing community members;
- Increasing the traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods;
- Reducing the Natural Heritage of the Community; and
- Eliminating the rich natural landscape that is home to a multitude of animals.

The inherent biodiversity of the area is a gift that very few communities enjoy. The proposed infill development will add a minimum of an additional 3000 vehicles. This will further tax the already congested roadways, turning our neighbourhoods into a nightmare, and creating a permanent dilemma which Council will not be able to resolve once development occurs.

We believe that a detailed study supported by:

- a Cultural Heritage Impact Assessment;
- an Environmental Impact Study;

..../2

- a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community);
- a Health Impact Study;
- a Social Impact Study; and
- other studies that are critical to properly assessing the subject lands' proposed intent for development.

The detailed studies are only possible with the implementation of an **Interim Control By-law**. This will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate a science-based environment review, as well as other necessary studies.

In addition, we request City Council provide the current landowners a **Notice of Intervention to Designate** to preserve the potential cultural character of the Board of Trade Golf-Course.

Sincerely yours,

A large black rectangular redaction box covering the signature area.

Joe Centraco Grace Buttino Olivia Centraco

c.c. Mayor Bevilacqua
Local and Regional Councillors
City Councillors
City Planners

Subject: [External] Clubhouse Developments Inc. - Files OP.19.014, Z.19.038 and 19T-19V007.
Attachments: Todd Coles.docx

PUBLIC HEARING C57
COMMUNICATION

Date: Mar 3/20 **ITEM NO.** 4

From: FRANCA STIRPE [REDACTED]

Sent: Wednesday, February 26, 2020 11:56 AM

To: Clerks@vaughan.ca

Subject: [External] Clubhouse Developments Inc. - Files OP.19.014, Z.19.038 and 19T-19V007.

Hi Todd.

Attached is my letter regarding the above application.
Kindly forward copy to Mayor and all Councillors and Planners.

Thank you

Franca

Mrs. Franca Stirpe



Email To: clerks@vaughan.ca

February 26th, 2002

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757
Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Franca Stirpe

**** Please provide copy to Mayor and all Councillors and Planners**

PUBLIC HEARING
COMMUNICATION

C47

Date: Mar 3/20 ITEM NO. 4

Mr.Sergey Nikulenko

Mrs.Olga Nikulenko

Clarence St.,

Woodbridge,ON

February 25, 2020

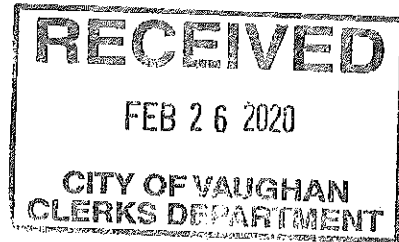
Vaughan City Hall,

Planning and Growth Department

Mr. Todd Coles

2141 Major Mackenzie DR.

VAUGHAN, ON, L6A 1T1



Re: Files OP.19.014, Z.19.038 and 19T-19V007

CLUBHOUSE DEVELOPMENT INC.

20 Lloyd (Bird of Trade Golf Course),

241 Wycliffe Avenue, 737 and 757 Clarence street

We wish to make you aware of a number of strong objections that we have with regard to the proposed development. As an immediate neighbor to the site of the proposed development, we are of the view that the proposed development will have a destructive impact on community standard of living. The land concerned is not underused waste land, but valuable open space enjoyed by residents. Our specific objections are as follows:

1. Destruction of established community area with open green space

Since our community has been around for a long time and open green space is the hallmark of Woodbridge, we are well-established community .

Chapter 2 of VOP state (2.2.3.2):

That **Community Areas** are considered **Stable Areas** and therefore **Community Areas** with existing development are not intended to experience significant physical change that would alter the general character of established neighborhoods.

Zoning By-law Amendment File Z.19.038 and Official Plan Amendment File OP.19.014 completely contradict to this Policy and lead to significant physical change of established area. Proposed redesign of portions of green open space which serves today as a natural buffer between established community and our Natural Heritage leads to destruction of the latter. Laws exist in order to comply with them, and not change for the sake of an individual or business if this does not bring benefits to the Natural Heritage and to the people of the community. Especially in the significant historic greenspace which is the Public Heritage. It completely contradicts with Woodbridge Urban Design Guidelines and Woodbridge Heritage Conservation District Plan and Guidelines. We are strongly against of redesigning of the open green space as a result of wish the valuable green space will be destructed.

2. Detrimental impact on established neighborhood

Chapter 9 of VOP states:

Policy 9.1.2.1. states that: a. in Established Community Areas, new development will be designed to respect and reinforce the physical character of the established neighborhood within which it is located as set out in policies 9.1.2.2 - 9.1.2.4

Policy 9.1.2.2. states that :

in Established Community Areas, new development as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will be designed to respect and reinforce the existing physical character and uses of the surrounding area, specifically respecting and reinforcing the following elements:

- a. the local pattern of lots, streets and blocks; (not respected)
- b. the size and configuration of lots; (not respected)
- c. the building type of nearby residential properties; (not respected)
- d. the orientation of buildings; (not respected)
- e. the heights and scale of adjacent and immediately surrounding residential properties; (not respected)
- f. the setback of buildings from the street; (not respected)
- g. the pattern of rear and side-yard setbacks; (not respected)
- h. the presence of mature trees and general landscape character of the streetscape; (not respected)

We believe that proposed development is a direct contravention of many of VOP Policies. It does not respect local context, in particular, the scale and proportions of the following objective properties, and would be entirely out of the character of the area, to the detriment of the local environment. The proposed dwelling, especially townhouses and apartment buildings would significantly alter the fabric of the area and amount to serious 'cramming' in what is a low-density area. High density of building reduces the safety of the community, helps the rapid spread of diseases, fires, etc.

The properties along Clarence street and along the north, north-east, south, south-east boundary are characterized by large plots with large spacing between. The proposed dwelling would be at least 2.5 time smaller. Access to the rear of the new proposed property would be extremely limited. As a result of the small lots the proposed dwelling will be a great deal smaller than the neighboring detached property, so the scale and design of the development will be entirely out of keeping.

3. Traffic 20 Lloyd street board of trade golf course City of Vaughan Transportation Considerations

9.2 TRANSIT ASSESSMENT state that "Area transit routes have ample capacity to accommodate additional transit travel demand" **This is false statement.** The developer exacerbates the problems of the community. A personal calculation from security camera of my home on Clarence street registered the result:

02.24.2020 from 17:40 to 18:00 - 160 cars in 20 minutes, which means 480 cars per hour;

02.25.2020 from 10:00 to 10:30 -96 cars, which means 192 cars per hour;

The developer exacerbates today's transportation problems of the community. This is especially true of Clarence and Wycliffe streets, which lead to Islington and Highway 7 traffic arteries. Today it is overloaded with transport and are not ready to accept another minimum 2,000 cars that will be in the new community. Supporting documents provided by the developer refer to the research dated back to the year of 2014 in the field of commercial cars. Unfortunately, it does not reflect the reality of today. The use of old research allows to underestimate the readings of traffic density and therefore the noise level. Therefore, its' conclusions are incorrect and therefore **should not be taken into account**.

We ask the City of Vaughan for independent professional investigation of traffic and noise which help community residents and management of the City to resolve the actual problems of traffic noise and transport density in this area.

4. Groundwater and drainage

Groundwater research does **not indicate the impact** of development on adjacent land. Community residents in close proximity to the proposed development do not have a warranty that their backyards will not turn into marshes and foundations of their homes will not be destroyed by groundwaters. The plan involves a very dense development with an estimated minimum of lawns, therefore, the infiltration of water into the rain will be critically low. Developer have to maximize infiltration of water through organizing more space for landscaping.

5. Landscaping

The proposal allows very little space for landscaping and we believe that it would lead to gross overdevelopment of the site. The proposed development would not result in a benefit in environmental and landscaping terms, to the contrary it would lead to the **loss of valuable green space**. We strongly support and ask to follow Woodbridge Urban Design Guidelines and Woodbridge Heritage Conservation District Plan and Guidelines.

6. Loss of privacy and overlooking

Trees left along the boundaries of the plot are not enough in places of natural elevations of land (slopes) to preserve the privacy of neighboring houses. The proposed construction of two stores dwellings along the boundary of established community in slopping plot at its high point, when the trees are located in its lower part, **violates the right of neighboring houses to privacy**.

3. Benefits to the community

Chapter 10 of VOP:

Policy 10.1.2.10. **Community benefits which are the subject of Section 37 provisions will be determined based on local community needs, intensification issues in the area, and the objectives of this Plan with priority given to provision of benefits in proximity to the proposed development.**

Proposed development does not bring any benefits to immediate neighbors of the site and residents of the established community in the resolving their big concerns on the field as :

- a) reduce traffic noise;
- b) traffic calming on residential streets (Clarence, Wycliffe);
- c) expand the green zone;
- d) improve air quality;
- e) build new roads with access to large highways, escaping congested residential streets;

f) build New Amenities;

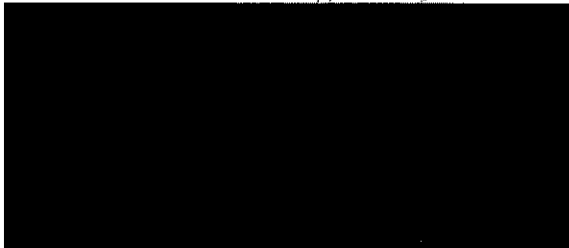
The proposal would demonstrably harm the amenities enjoyed by local residents, in particular safe and available on-road parking, valuable green space, privacy and the right to enjoy a quiet and safe residential environment.

Community residents have the right to peaceful enjoyment of all their possessions, which includes the home and other land. Private and family life therefore encompasses not only the home but also the surroundings.

Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

Sincerely,

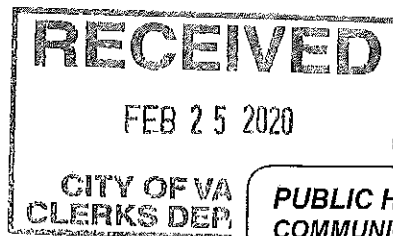
Olga Nikulenko and Sergey Nikulenko



Vaughan Mills Road
Woodbridge, ON

February 21, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1



PUBLIC HEARING COMMUNICATION C48
Date: Mar 3/20 ITEM NO. 4

Dear Mr. Coles,

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by:

- Destroying the natural biodiversity of the area,
- Creating an environment that is detrimental in terms of health and safety to the existing community members,
- Further drastically increase the traffic congestion within the surrounding neighborhoods,
- Reducing the natural heritage and beauty of the community,
- Eliminating the rich natural landscape that is home to a multitude of animals.
- Eliminating the inherent biodiversity of the area that is a natural God given gift.

The proposed infill development will add a minimum of an additional 3000 vehicles. This will further burden the already congested roadways and turn our neighborhoods into a nightmare.

We believe that a detailed study supported by Cultural Heritage Impact Assessment, an Environmental Impact Study and a Comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the Implementation of an Interim Control By-law, that will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science-based environment review as well as other necessary studies. In addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential cultural character of the Board of Trade Golf Course.

Regards,

John Rizzo and Mary Rizzo

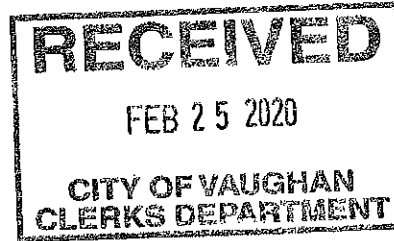
c.c Maurizio Bevilacqua, P.C. Mayor
Mario Ferri, Deputy Mayor, Local & Regional Councillor
Gino Rosati, Local & Regional Councillor
Linda D. Jackson, Local & Regional Councillor
Tony Carella, Councillor Ward 2

PUBLIC HEARING
COMMUNICATION

C49

Date: Mar 3/20 ITEM NO. 4

CLAUDIO SAVERINO
[REDACTED] TORRAN ROAD
WOODBIDGE, ONTARIO
[REDACTED]



February 20, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted completed application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by:

- * Destroying the natural biodiversity of the area;
- * Creating an environment that is detrimental to the health of the existing community members;
- * Increasing the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods;
- * Reducing the Natural Heritage of the Community;
- * Eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3,000 vehicles. This will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community), Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law. This will facilitate the completion of a comprehensive report that will scientifically document conservation

priorities and facilitate a science based environment review as well as other necessary studies. In addition, we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

A large black rectangular redaction box covering the signature of Claudio Saverino.

Claudio Saverino

Copy to Mayor of Vaughan and all Councillors and planners

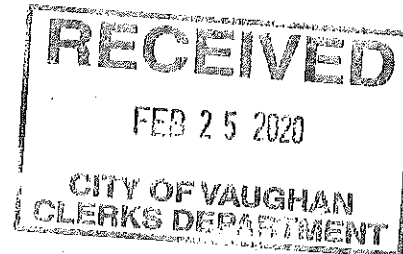
Alexander Battaglia
[REDACTED] Wycliffe Avenue
[REDACTED] Woodbridge, ON
[REDACTED]

PUBLIC HEARING C50
COMMUNICATION

Date: Mar 3/20 ITEM NO. 4

February 20, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1



Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course),
241 Wycliffe Avenue, 737 and 757 Clarence Street
Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by:

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

Eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will

scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

A large black rectangular redaction box covering the signature of Alexander Battaglia.

Alexander Battaglia

Copy to: Mayor and all Councillors and Planners

Subject:

External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

**PUBLIC HEARING C51
COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

From: Susan Cucullo [REDACTED]

Sent: Wednesday, February 26, 2020 9:05 PM

To: maurizio.bevilacqua@vaughan.ca

Cc: 'Susan Cucullo'

Subject: [External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

February 26, 2020

Maurizio Bevilacqua

Mayor of Vaughan

2141 Major Mackenzie Drive

Vaughan, Ontario

L6A 1T1

Dear **Mr. Bevilacqua,**

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

As residents of Wycliffe Avenue, we are formally submitting our objection to the above highlighted development.

We have lived in this area since 1985 and we have seen a significant increase in traffic over the years. Presently it is very difficult to reverse out of our driveway on Wycliffe Avenue due to the existing traffic in the morning. The proposed development will add a minimum of an additional 3000 vehicles which will turn Wycliffe Avenue and our neighbourhoods into a major traffic nightmare.

In addition to the above impact to our street and neighbourhood, this development will destroy the natural biodiversity of the area. It reduces the Natural Heritage of the Community, eliminating the rich natural landscape that is home to a multitude of animals.

We are asking Council to fund independent assessments of the impact of this proposal, including financial and well-being (health) costs to individuals and the community. We believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study, a comprehensive Traffic Study, Health impact and Social Impact Studies are critical to properly assess the subject lands proposed for this development. These detailed studies are only possible with the implementation of an Interim Control By-law which we are requesting to be granted in order to allow proper time for this.

We ask that you consider this matter to be a priority concern and that you understand the objections the residents of this area truly have against this development.

We thank you at this time for your attention and hope that an Interim Control By-law will be granted.

Sincerely,

Susan & Salvatore Cucullo

[REDACTED] Wycliffe Ave.,
Woodbridge Ontario [REDACTED]

Subject:

[External] Files OP .19.014, Z.19.038 and 19T-19V

PUBLIC HEARING C52
COMMUNICATION

Date: Mar 3/20 ITEM NO. 4

From: monica guido [REDACTED]**Sent:** Thursday, February 27, 2020 8:50 AM**To:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>**Subject:** [External] Files OP .19.014, Z.19.038 and 19T-19V007**Re:** Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

We are specifically affected by the proposed road and are greatly against this aspect of the plan. I am a Vaughan resident living at [REDACTED] Gate House Court and my parents Nancy and Antonio Antonelli living at [REDACTED] Wycliffe Avenue the home right next door to the proposed road. We have been Vaughan residents for over 30 years. The community as well as my entire family is against the construction of a road where a nom lay (241 Wycliffe Avenue). We feel violated and this has greatly affected the health and marriage of my senior parents.

The proposed road which will damage the architecture of Wycliffe Avenue in Woodbridge is a disgrace to planning policies across the country. The demolition of 241 Wycliffe and the proposed road will make my parents home an island with zero property value and virtually unmarketable. It is unfair my parents at [REDACTED] Wycliffe have been paying their taxes for the past 30 years and upheld their property beautifully only to have their home worthless by this application. The traffic will be greatly affected by over 3000 vehicles going in and out of Wycliffe Avenue with the proposed road. It is unethical to force my parents home to become a corner lot after 35 years standing as a part of a community. It is archetectorally and physically unpleasing and ultimately, valueless.

The infill jeopardizes the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

Green Spaces Reduce Stress, Encourage Exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The health benefits of having access to "green space"—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature.

Green Space Strengthens the Immune System, Boosts peoples' mood, helps people live longer. "Research conducted in the United States, United Kingdom, and China have found that people who live in the greenest areas have a reduced risk of mortality from all causes, as well as a reduced risk of mortality due to kidney disease, respiratory disease, cancer, and stroke." (excerpt from an article from Chris Kresser <https://chriskresser.com/the-top-health-benefits-of-green-space/>) The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to

provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

I would like to reiterate and stress the fact that we are specifically affected by the proposed road and are greatly against this aspect of the plan.

The community as well as my entire family is against the construction of a road where a norm lay (241 Wycliffe Avenue).

We feel violated and this has greatly affected the health and marriage of my senior parents.

We ask that this matter be a priority concern in the discussion on March 3rd and thank you for your care and attention.

Sincerely yours,

Monica Guido

Copy to Mayor and all Councillors and planners

Subject:

[External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarer

**PUBLIC HEARING
COMMUNICATION** C53

Date: Mar 30 ITEM NO. 4

From: NANCY ANTONELLI [REDACTED]

Sent: Thursday, February 27, 2020 10:11 AM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>

Subject: [External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

We are specifically affected by the proposed road and are greatly against this aspect of the plan. I am a Vaughan resident living at [REDACTED] Wycliffe Avenue the home right next door to the proposed road. We have been Vaughan residents for over 30 years. The community as well as my entire family are against the construction of a road where a home lay (241 Wycliffe Avenue). We feel violated and this has greatly affected our mental and physical health and my marriage. We are seniors and are fragile. We are classified as a vulnerable population and we feel violated and targeted!

The proposed road which will damage the architecture of Wycliffe Avenue in Woodbridge is a disgrace to planning policies across the country. The demolition of 241 Wycliffe and the proposed road will make my home an island with zero property value and virtually unmarketable. It is unfair we have been paying our taxes for the past 30 years and upheld our property beautifully only to have OUR home worthless by this application. The traffic will be greatly affected by over 3000 vehicles going in and out of Wycliffe Avenue with the proposed road. It is unethical to force our home to become a corner lot after 35 years standing as a part of a community. It is architecturally and physically displeasing and ultimately, valueless. The home was not built to have a road next to it, the construction, the noise, the windows were not built to be next to a high traffic road. Regardless of what you say, 3000 vehicles have a choice to exit and enter from Wycliffe and even if you say it is not likely, it is their choice and Wycliffe Avenue will become a highway of a standstill of vehicles trying to access Islington to get to Langstaff the artery to highway 400 and 407.

The infill jeopardizes the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

Green Spaces Reduce Stress, Encourage Exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The health benefits of having access to "green space"—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature.

Green Space Strengthens the Immune System, Boosts peoples' mood, helps people live longer. "Research conducted in the United States, United Kingdom, and China have found that people who live in the greenest areas have a reduced risk

of mortality from all causes, as well as a reduced risk of mortality due to kidney disease, respiratory disease, cancer, and stroke." (excerpt from an article from Chris Kresser <https://chriskresser.com/the-top-health-benefits-of-green-space/>)

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

I would like to reiterate and stress the fact that we are specifically affected by the proposed road and are greatly against this aspect of the plan.

The community as well as my entire family is against the construction of a road where a home lay (241 Wycliffe Avenue).

We feel violated and this has greatly affected our mental health and marriage---we are seniors!

We ask that this matter be a priority concern in the discussion on March 3rd and thank you for your care and attention.

Sincerely yours,

Nancy and Antonio Antonelli

Subject: [External] Clubhouse Developments Application

PUBLIC HEARING C 54
COMMUNICATION

Date: Mar 3/20 **ITEM NO.** 4

From: Carella, Tony <Tony.Carella@vaughan.ca>

Sent: Tuesday, February 25, 2020 8:00 PM

To: Paul Talluri <[REDACTED]> Coles, Todd <Todd.Coles@vaughan.ca>

Cc: Cardile, Lucy <Lucy.Cardile@vaughan.ca>

Subject: Re: [External] Clubhouse Developments Application

Paul, thank you for your comments on this application, which I have reviewed and am forwarding to the City Clerk to ensure they become part of the public record on this proposal

Sent from my iPhone

On Feb 25, 2020, at 3:46 PM, Paul Talluri <[REDACTED]> wrote:

Paul Talluri
[REDACTED] Kilmuir Gate
Woodbridge, On [REDACTED]

February 25, 2020

Tony Carella
Ward 2 Councillor
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Mr. Carella,

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade GolfCourse), 241 Wycliffe Avenue, 737 and 757 Clarence Street Files OP .19.014, Z.19.038 and 19T-19V007**

As residents of Vaughan for almost 20 years, we have always enjoyed the quality of life that this community has offered. The current proposal threatens to upset the balance between development and natural beauty that is rare in the GTA and largely responsible for such a high quality of life. We strongly believe that no development proposal should proceed without proper assessment and consideration of all impacts, including congestion, environmental, and cultural impacts.

The primary impacts of this development are twofold:

- First, by adding over 3000 cars to already congested roads, the increase in traffic would have an immediate and notable impact on the daily lives of residents. Cars entering and leaving this development would not have direct access to any major arterial road, instead having to crawl through our residential streets to get access to Islington, Rutherford, or any other arterial road. Daily commuters alone will add over 6000 car trips per day, let alone the disruption that will accompany the construction period. I dread to envision the nightmare that this additional traffic will bring about on our roadways a nightmare that already been realized in neighbouring communities.
- Second, by eliminating much of the natural habitat that exists today, this development will threaten the natural biodiversity that makes our neighbourhood so charming and unique. We have had the heartwarming pleasure of experiencing songbirds eating from our hands and observing cardinals, rabbits, deer, wild turkeys, and other animals roam in our backyard. The enjoyment that we get from the

interaction with wild life is priceless. Indeed The inherent biodiversity of this area is a gift that very few communities enjoy. Losing it would be a great tragedy.

We are not opposed to progress and recognize that development itself can bring positive impacts to a community as well. However, we cannot remain wilfully blind to the negative impacts, and the concerns of all stakeholders must be taken into consideration before proceeding with a project of this magnitude. Fully understanding impacts and concerns requires careful study and consultation with the community. Therefore, we request the following actions be taken in respect of the application:

- The following studies should be undertaken at a minimum to assess the merits of the application: Cultural Heritage Impact Assessment, Environmental Impact Study, a Comprehensive Traffic Study, a Health Impact Study, and a Social Impact Study.
- Further, as we are deeply concerned that any study commissioned by the developer will lack objectivity and contain a bias in favour of the application, independent assessments of the Impact of this proposal should be funded by Council.
- An Interim Control By-law should be put in place to allow proper time to facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies.
- Finally, we request that City Council provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural Character of the Board of Trade Golf-Course.

In closing, we wish to stress that our community is totally against this proposal as currently constituted. We trust that our voices will be heard and our concerns will be dealt with openness and transparency, with no decisions being taken behind close doors. We thank for your attention to this matter and trust that the well being of our community will be one of your priorities.

Sincerely yours,
Paul and Alicia Talluri

Subject: Send data from MFP-07123437 02/26/2020 16:47
Attachments: DOC022620-02262020164746.pdf

PUBLIC HEARING C55
COMMUNICATION
Date: Mar 3/20 ITEM NO. 4

-----Original Message-----

From: Filippo Bello [REDACTED]
Sent: Wednesday, February 26, 2020 4:50 PM
To: Coles, Todd <Todd.Coles@vaughan.ca>
Cc: 'keepvaughangreen@gmail.com' <keepvaughangreen@gmail.com>
Subject: [External] FW: Send data from MFP-07123437 02/26/2020 16:47

Please see attached for your records.
Regards,
Fil Bello

February 26, 2020

From: Filippo and Rosalee Bello

[REDACTED] Firglen Ridge, Woodbridge Ontario
[REDACTED]

Attention : Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

**Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757
Clarence Street**

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf Course.

Sincerely yours, [REDACTED]

Filippo and Rosalee Bello

Copy to Mayor and all Councillors and planners

Subject:
Attachments:

[External] Clubhouse Developments - Files OP.19.014, Z.19.038 and 19T-19V007
Objection Letter - Feb 26-20 - Clubhouse Dev.pdf

PUBLIC HEARING C56
COMMUNICATION
Date: Mar 3/20 ITEM NO. 4

-----Original Message-----

From: Grace Buttino [REDACTED]
Sent: Thursday, February 27, 2020 8:12 AM
To: Clerks@vaughan.ca
Subject: [External] Clubhouse Developments - Files OP.19.014, Z.19.038 and 19T-19V007

Good morning Mr. Coles

Attached please find our letter of objection to the above-noted development applications.

We would appreciate this letter being shared with the Mayor, all regional and local councillors and city councillors, as well as the City's planners, in preparation for the March 3rd Public Hearing.

Thank you.

Grace Buttino
Joe Centraco
Olivia Centraco
[REDACTED] Davidson Dr.

Davidson Drive

February 26, 2020

Mr. Todd Coles
City Clerk
clerks@vaughan.ca

Dear Mr. Coles,

**Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course),
241 Wycliffe Avenue, 737 and 757 Clarence Street
Files OP.19.014, Z.19.038 and 19T-19V007**

By way of this letter, we are formally submitting our objections to the above-highlighted complete application, and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors, as well as to the City planners.

The proposed infill jeopardizes the natural balance of nature in the area by:

- Destroying the natural biodiversity of the area;
- Creating an environment that is detrimental to the health of the existing community members;
- Increasing the traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods;
- Reducing the Natural Heritage of the Community; and
- Eliminating the rich natural landscape that is home to a multitude of animals.

The inherent biodiversity of the area is a gift that very few communities enjoy. The proposed infill development will add a minimum of an additional 3000 vehicles. This will further tax the already congested roadways, turning our neighbourhoods into a nightmare, and creating a permanent dilemma which Council will not be able to resolve once development occurs.

We believe that a detailed study supported by:

- a Cultural Heritage Impact Assessment;
- an Environmental Impact Study;

..../2

- a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community);
- a Health Impact Study;
- a Social Impact Study; and
- other studies that are critical to properly assessing the subject lands' proposed intent for development.

The detailed studies are only possible with the implementation of an **Interim Control By-law**. This will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate a science-based environment review, as well as other necessary studies.

In addition, we request City Council provide the current landowners a **Notice of Intervention to Designate** to preserve the potential cultural character of the Board of Trade Golf-Course.

Sincerely yours,

A large black rectangular redaction box covering the signature area.

Joe Centraco Grace Buttino Olivia Centraco

c.c. Mayor Bevilacqua
Local and Regional Councillors
City Councillors
City Planners

Subject: [External] Clubhouse Developments Inc. - Files OP.19.014, Z.19.038 and 19T-19V007.
Attachments: Todd Coles.docx

PUBLIC HEARING C57
COMMUNICATION

Date: Mar 3/20 **ITEM NO.** 4

From: FRANCA STIRPE [REDACTED]

Sent: Wednesday, February 26, 2020 11:56 AM

To: Clerks@vaughan.ca

Subject: [External] Clubhouse Developments Inc. - Files OP.19.014, Z.19.038 and 19T-19V007.

Hi Todd.

Attached is my letter regarding the above application.
Kindly forward copy to Mayor and all Councillors and Planners.

Thank you

Franca

Mrs. Franca Stürpe



Email To: clerks@vaughan.ca

February 26th, 2002

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757
Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Franca Stürpe

**** Please provide copy to Mayor and all Councillors and Planners**

Subject: [External] Proposed Infill Development - Board of Trade
Attachments: Letter of Objection.pdf

PUBLIC HEARING C 58
COMMUNICATION

Date: Mar 3/20 ITEM NO. 4

From: john massara [REDACTED]

Sent: Thursday, February 27, 2020 2:15 PM

To: maurizio.bevilacqua@vaughan.ca; mario.ferri@vaughan.ca; gino.rosati@vaughan.ca; linda.jackson@vaughan.ca; marilyn.lafrate@vaughan.ca; tony.carella@vaughan.ca; rosanna.defrancesca@vaughan.ca; sandra.racco@vaughan.ca; alan.shefman@vaughan.ca; clerks@vaughan.ca

Subject: [External] Proposed Infill Development - Board of Trade

Dear Mayor, Councillors and Clerk's Office,

Please find attached a letter regarding the proposed infill development for the Board of Trade.

Kind Regards,

John & Annie Massara

Waymar Heights Blvd.

Thursday, February 27, 2020

Todd Coles

City Clerk

2141 Major Mackenzie Drive

Vaughan, Ontario

L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

My husband and I have lived in Woodbridge for the past 38 years, and we continue to reside here with our 3 daughters. This is the place where we met, got married and decided to raise a family, specifically for its beauty, tranquility, and natural balance of nature.

Unfortunately, depression and anxiety runs in our family. It is a disease that affects all ages and comes at any time. For this reason, my husband and I have decided to make a significant financial sacrifice to have a home on Waymar Heights Blvd. When deciding to purchase a home on this street, we were immediately captivated by the gorgeous grounds and breathtaking views of the golf course. After receiving confirmation from the City that the land behind us was zoned "open space", we decided that this was the perfect place to raise our 3 young daughters. More importantly, we knew that the nature surrounding this street was going to benefit our children, especially one of our daughters who suffers severely from anxiety. We wanted to be able to offer our children a place where they can walk outside and feel that overwhelming sense of peace and zen. As you may or may not know, nature is a natural form of therapy, specifically to help maintain a healthy mental state. The lush green rolling hills, sounds of birds chirping, and watching the breathtaking sunsets are therapeutic, not only for those suffering from mental illness, but for every individual. I'm sure these feelings are the same for hundreds of residents that live in our "now" perfect community.

So we ask why? Why are you willing to destroy not only the natural balance of nature, but most importantly the health and mental state of our community. Us, the residents, have voted for Mr. Bevilacqua with the trust that he would always act in the best interests of his community. We hope you can maintain our trust by making the right decision for **YOUR** community.

The proposed infill jeopardizes the natural balance of nature in the area by

- Destroying the natural biodiversity of the area
- Creating an environment that is detrimental to the **health** of the existing community members

- Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

John & Annie Massara

Copy to Mayor and all Councillors and planners

Subject: Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street
Attachments: February 24 2020_Interim By-Law.docx

PUBLIC HEARING COMMUNICATION C59

Date: Mar 3/20 ITEM NO. 4

From: Agostini, Letizia [REDACTED]

Sent: Thursday, February 27, 2020 3:11 PM

To: Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>

Cc: council@vaughan.ca; Stanghieri, Pat [REDACTED]

Subject: [External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

To all members on this email:

The letter enclosed is related to the application submitted by Clubhouse Developments Inc. with respect to the properties, 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street Files OP.19.014, Z.19.038 and 19T-19V007. Specifically it is in regards to the proposed development of approximately 1215 units on this property. As very concerned residents we do not see any benefit this development will have on our community. The environmental impacts alone are cause for grave concern and we certainly do not welcome an increase in traffic and longer commutes.

In order to properly comprehend the benefits and risks associated with a development as large as this, we are formally requesting an interim-by-law be enacted so formal studies can take place and evidence based decisions can be made.

Sincerely,

Pat Stanghieri and Letizia Agostini
[REDACTED]

If you wish to unsubscribe from receiving commercial electronic messages from TD Bank Group, please click [here](#) or go to the following web address: www.td.com/tdoptout
Si vous souhaitez vous désabonner des messages électroniques de nature commerciale envoyés par Groupe Banque TD veuillez cliquer [ici](#) ou vous rendre à l'adresse www.td.com/tddesab

NOTICE: Confidential message which may be privileged. Unauthorized use/disclosure prohibited. If received in error, please go to www.td.com/legal for instructions.

AVIS : Message confidentiel dont le contenu peut être privilégié. Utilisation/divulgarion interdites sans permission. Si reçu par erreur, prière d'aller au www.td.com/francais/avis_juridique pour des instructions.

February 27 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

We are jointly writing this letter as members of the Wycliffe community. We have lived in the area for 10 years as one of the first of the younger generation returning to the most beautiful neighbourhood in Woodbridge. We grew up in East Woodbridge with a dream of owning a home in the Wycliffe area that was realized for us in 2008.

Early talk of the development a couple of years ago was unimaginable to our family and our close-knit neighbourhood. Our initial thought was how could our city representatives possibly approve the destruction of the natural beauty and landscape of the Golf Course off of Clarence, which is home to a rich ecosystem of plant and wild life.

The Wycliffe community as well as the surrounding community, if not evident by our presence at the many public meetings, is passionately against this proposal. The current plan to infill the community with dense housing will add significant burden to a currently strained infrastructure. In addition, it will, by the sheer volume of the project, bring with it increased traffic flow and car volumes to a neighbourhood that has seen increased through way traffic over the last few years -conservative estimates of an additional 3000 vehicles to the roadway. Many of the longstanding neighbours have already expressed their desire to possibly abandon the neighbourhood that has been a source of pride and community for them.

In more detail, the proposed infill jeopardizes the natural balance of nature in the area by:

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members

* Increasing the traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods

* Reducing the natural heritage of the community

* Eliminating the rich natural landscape that is home to a multitude of animals – this inherent biodiversity of the area is a gift that very few communities enjoy

We are requesting a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community). Health and social impact studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law - this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate a science based environment review as well as other necessary studies. In addition, we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential cultural character of the Board of Trade gold course.

As elected officials, elected by us the taxpayer, we ask that you support our request for further studies and assessments. It is your commitment to the residents who have elected you to acknowledge and be an advocate for us. We ask that you consider the impact of short sighted decisions that you are making that will have long lasting repercussions to us, our children, the ecosystem and the community.

Thank you for attention to this matter.

Submitted respectfully,

Pat Stanghieri and Letizia Agostini

Proud residents of [REDACTED] Cairnburg Place

Woodbridge ON [REDACTED]

Subject: [External] Clubhouse Developments Inc. 19T-19V007
Attachments: Maurizio Bevilacqua and Council Members.docx

From: julia.ippoliti julia.ippoliti [REDACTED]
Sent: February-28-20 8:10 AM
To: Bylaw@vaughan.ca
Subject: [External] Clubhouse Developments Inc. 19T-19V007

PUBLIC HEARING C60
COMMUNICATION
Date: Mar 3/20 **ITEM NO.** 4

As a citizen of Vaughan I am attaching for you to consider my letter in objection to completed application:

FILES OP.19.014, Z.19.038 and 19T-19V007

Thank you for your time and consideration.

Mr. & Mrs. Ippoliti

March 3, 2020

Mr. Umberto & Mrs. Julia Ippoliti
[REDACTED] quire Graham Lane
Woodbridge, Ontario
[REDACTED]

City Clerk's Office
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

FORWARD COPY TO: Mayor, all Vaughan Councillors and to the City Planners

**RE: Clubhouse Developments Inc.,
20 Lloyd Street (Board of Trade Golf Course)
241 Wycliffe Avenue
737 and 757 Clarence Street
Files OP .19.014, Z.19.038 and 19T-19V007**

By this letter I am formally submitting my objection to the above-highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed INFILL jeopardizes the natural balance of nature in the area by:

- Destroying the natural biodiversity of the area
- Creating an environment that is **detrimental** to the physical and emotional health of the existing community members
- The proposed infill development will **add a minimum of an additional 3000 vehicles,** which will **further increase, EXPONENTIALLY, the traffic congestion that already exists.** As you read this, traffic is continuously being increased with the **already approved developments** in the surrounding neighborhoods.
- Reducing the Natural Heritage of the Community
- Eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy!

We are requesting for the implementation of an **INTERIM CONTROL BY-LAW** so that detailed studies can support the following:

- Cultural Heritage Impact Assessment
- Environmental Impact Study
- Comprehensive Traffic Study (taking into consideration already approved applications within the parameters of the affected community)
- Health Impact and Social Impact Studies, and
- Other studies are critical to assess the subject lands' **proposed intent** for development

The detailed studies are only possible with the implementation of an **INTERIM CONTROL BY-LAW**, this will facilitate the completion of a comprehensive report that will **scientifically** document conservation priorities and facilitate science based environment review as well as other necessary studies. In addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf Course.

Sincerely yours,

Umberto Ippoliti

Julia Ippoliti

Subject: [External] Objection to Board of Trade Golf Course Development
Attachments: Letter of Objection.docx

PUBLIC HEARING
COMMUNICATION

c61

Date: Mar 3/20 ITEM NO. 4

From: Rose and Frank Troina [REDACTED]
Sent: Thursday, February 27, 2020 6:58 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Objection to Board of Trade Golf Course Development

Hello,

Please give consideration to the attached Letter of Objection related to the Board of Trade Golf Course development.

Sincerely,
Frank & Rose Troina

Rose and Frank Troina
[REDACTED] Kilmuir Gate.
Woodbridge, ON
[REDACTED]

February 28, 2020

To Whom It May Concern,

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

Regarding the above noted applications, and having thoroughly reviewed the applicants' submissions, we are formally submitting our objection to the above highlighted complete application.

My name is Frank Troina. My wife Rose and I, as well as our children have been Vaughan residents at [REDACTED] Kilmuir Gate for 24 years. We decided to move into this neighbourhood with our young family as we were drawn by the natural beauty of the open spaces and the closeness to nature. I have just recently retired and have been envisioning my retirement years in this quiet and peaceful area. We had factored on living in our home well into our retirement. We are passionately against this proposed development as it will most negatively impact our daily lives. Transportation alone will become a nightmare. Our road systems can not withstand more traffic congestion. Plans to widen streets will not alleviate but exasperate the traffic problem.

This development proposal will jeopardize the natural balance of nature and its beauty in the surrounding neighbourhoods and presents the following concerns:

- * Destroying the natural biodiversity of the area; The proposed development will destroy the beautiful landscape and virtually the home of numerous animals. The inherent biodiversity of the area is a gift that very few communities enjoy.
- * Creating an environment that is detrimental to the health of existing community members.
- * Increasing the traffic congestion that already exists and continually worsening with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community.

. The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare. There is no immediate access to rapid transit which in turn will mean more vehicles on the roads.

We believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development.

The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

There is a great and growing concern over the negative implications for residents who reside in the immediate surrounding neighbourhoods. The community at large is against this development proposal. It is creating a lot of stress and anxiety to our neighbours and beyond. This proposed development will not only impact the immediate area but also the extended to areas all around. Open space is open space. Why would any environmentally conscious individual change the zoning determination of this property and destroy a piece of paradise? We need, we must preserve our precious open spaces and historically significant lands for further generations to enjoy. We ask that this application and our concerns be carefully examined and that you will show responsibility and insight to the inherent dangers that this proposal will have on our community for years to come. Thank you in advance for your attention in this matter.

Sincerely,

Rose and Frank Troina

Subject:

[External] File #: OP.19.014, Z.19.038 and 19T-19V007

Attachments:

Letter RE Files # OP.19.014, Z.19.038 and 19T-19V007.docx

**PUBLIC HEARING
COMMUNICATION**

C62

Date: Mar 3/20 ITEM NO. 4

From: Andrea Torrieri [REDACTED]**Sent:** Thursday, February 27, 2020 5:05 PM**To:** Messere, Clement <Clement.Messere@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca**Subject:** [External] File #: OP.19.014, Z.19.038 and 19T-19V007

Good Day,

Please find the attached letter with comments and concerns regarding the planning application files OP.19.014, Z.19.038 and 19T-19V007.

Further, I would like to be notified by the city clerk relating to any public hearings, council or committee meetings where these application files appear on the agenda.

Regards,
Andrea Torrieri

[REDACTED] Port Royal Ave.
Kleinburg, ON
[REDACTED]

Andrea Torrieri



February 27, 2020

Clement Messere
Senior Planner – Development Planning Department
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue,
737 and 757 Clarence Street

Files OP.19.014, Z.19.038 and 19T-19V007;

In regards to the above noted applications, I have reviewed the applicants' submissions and would like to submit my **formal objection to the above noted applications.**

The proposed infill development jeopardizes the quality of living within the surrounding neighborhoods and poses the following concerns:

- Destroys the natural biodiversity of the area; trees animal and open spaces will be clear cut and replaced with high density housing. This will eliminate the rich natural landscape that is home to a multitude of animals and wildlife.
- Creates an environment that is detrimental to the health and general well-being of the existing community members.
- This proposed infill development is not consistent with the City of Vaughan Official Plan (VOP). As per section 2.2.5 Intensification Areas, this site is not located in a corridor designated as an area for intensification.
- Proposal includes the addition of 3 major vehicular exit points into surrounding community streets, namely Wycliffe Ave and Clarence Street. The current traffic congestion on these streets is not sustainable for the current traffic patterns and flows.
- There is the proposed demolition of existing homes on Clarence Street and Wycliffe Ave, substantially and determinately affecting the residents within close proximity to a new roadway with high traffic flows, in immediate proximity to their homes.
- The capacity of the existing roadway infrastructure in the Rutherford-Clarence-Islington corridor is **inadequate to support the existing communities** and neighborhoods. Traffic growth in these corridors should be considered unsustainable.

- A transportation study (TIS) was conducted by the applicant (Appendix M, TIS), I note the following omissions and concerns with the study:
 - The travel demand forecast, outlined on page 10 of TIS, advises that there will be the addition of only “550 to 700 two-way person trips during weekday morning and afternoon peak rush hours, respectively”. This forecast is not consistent with the total quantity of units to be constructed. The proposed development is for 1215 units, likely to be inhabited by more than 1 resident. Therefore, a more appropriate figure to forecast estimated travel is a minimum of 2,430 two-way trips daily during peak hours.
 - Page 12 confirms the intent to provide 2,443 parking spaces for the residents. This reaffirms that the quantity of vehicle trips and general traffic flow has been underestimated in the travel demand forecast.
 - Kiloran Avenue currently acts as a bypass for traffic on Wycliffe Ave to access Islington Avenue. The street Kiloran Avenue and the signalized intersection of Kiloran Avenue and Islington Avenues were not assessed for traffic impact within the TIS.
 - Proposed development is not located in an urban centre nor is it adjacent to one. Primary mode of transportation will likely be a single occupant vehicle. Although there are planning requirements to incorporate use of multi-modal transportation and to suggest means of adopting transit, there is no requirement for residents to use this transit. Therefore, it is prudent to assess the impact of the proposed development being reliant on a single occupant vehicle as a primary mode of transportation.
 - There is no local transit on Clarence Street. There are no transit services operating within the neighboring subdivisions. There is a significant distance to be travelled to access local transit services without the use of a vehicle. The TIS has estimated this “last mile” could occur by foot. Given the large physical distance it is an unrealistic assumption.
 - There is no immediate access to rapid transit within these neighboring communities. Access to rapid transit has been predominantly reliant on the use of a personal vehicle to transit stations located on the GO Transportation network or the TTC Vaughan Metropolitan Centre.
 - Page 40, Section 4.3 of the report, outlines there is to be a “New Kipling Go Station” located at Kipling & Meeting house road. Although this study outlines it has obtained this information from the City of Vaughan Official Plan, it is imperative to note that Metrolinx has not yet committed funding or the build for the development of this site. Therefore, the “New Kipling Go Station” should not be considered as viable future rapid transit.

I believe that a detailed study supported by a Cultural Heritage Impact assessment, an Environmental Impact Study and a comprehensive Traffic Study (while taking into consideration other applications already approved by the City of Vaughan within the parameters of the affected community) a Health Impact and Social Impact Studies and other studies are critical and required to properly and effectively assess the subject lands’ proposed infill development.

These detailed studies will only be possible with the implementation of an Interim Control By-law. This in turn will facilitate the completion of a comprehensive report that will scientifically document the conservation priorities and facilitate a science based environment reviews as well as other necessary studies. In addition we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential cultural character for the Board of Trade Golf Course property.

In addition to the aforementioned objection to this development application, there is overwhelming concern regarding the overarching negative implications for the residents residing of the immediate surrounding neighbourhoods of this development. I ask that this application and the matters within be given the priority and merit it deserves. Thank you in advance for your attention to this issue.

Sincerely,

Andrea Torrieri

cc: Mayor Bevilacqua

cc: City of Vaughan Council

Subject: [External] Clubhouse Developments Inc. File Numbers: OP.19.014, Z. 19.038 and 19T-19V007

Attachments: Objection to Club House Dev. Application ---

**PUBLIC HEARING
COMMUNICATION**

cb3

Date: Mar 3/20 ITEM NO. 4

From: Ferdinando Torrieri [REDACTED]

Sent: Thursday, February 27, 2020 10:51 PM

To: Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DevelopmentPlanning@vaughan.ca

Subject: [External] Clubhouse Developments Inc. File Numbers: OP.19.014, Z. 19.038 and 19T-19V007

Please find attached our letter of opposition to the proposed infill development.

Mary and Ferdinando Torrieri

February 27, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue,
737 and 757 Clarence Street

Files OP.19.014, Z.19.038 AND 19T-19V007

Dear Mr. Coles,

We have been residing in our current home for almost thirty-five years. We carefully chose this community because of the quiet and open green space environment surrounding the home away from the city of Toronto. Along with the members of our community, we are appalled and are resolutely opposed to the above highlighted complete application that has been made to the planning department of our city. By this letter, we are formally submitting our objection to the above highlighted complete application. Please note that this letter has also been distributed to the Mayor and Vaughan Councillors, as well as to the city planners.

This proposed infill development is not consistent with the City of Vaughan Official Plan (VOP). As per section 2.2.5 Intensification Areas, this site is not located in a corridor designated as an area for intensification.

The scope of this infill development will leave a profound and permanent blemish on our neighbourhood, which will have the following impact:

- The biodiversity, the trees, animals and open spaces will be clear cut and replaced with high density housing which will produce a negative impact on the air quality of our neighbourhood. Adequate air quality is an essential ingredient to the community's health and wellbeing.
- The size of this infill development means that our neighbourhood and all of downtown Woodbridge would be subject to increased levels of noise, unrelenting clouds of dust and construction debris which will be harmful to the community at large and especially our many older adults and children who currently live in the area.
- This new proposed infill development will add three additional major vehicular exit points from the development into our community, namely the exit onto Wycliffe Ave., and the two exits onto Clarence St. The current traffic congestion in our neighbourhood dictates that a trip during rush hours, from our home to the intersection of Islington Avenue and Langstaff Road, (a distance of three blocks), is a 20-minute trip. With this new proposed development, this trip will most likely become increased by a significant amount of time. This increased length of time spent in traffic congestion will almost certainly impact the quality of life of the community's residents.

- Based on the number of additional residential units being proposed, we expect that this new development will increase vehicular traffic by at least 2,400 cars which will further tax our existing poor infrastructure. The city has allowed intensification of downtown Woodbridge to the point that southbound Clarence St. is only one lane where it intersects with Woodbridge Ave. due to a recent condo which was built abutting the pedestrian sidewalk. It remains unclear how these additional cars will be accommodated given the limitations of our road infrastructure. Not only is this a vehicular traffic issue, but it will also continue to affect pedestrians accessing downtown Woodbridge. Presently, the intersection of Clarence St. and Woodbridge Ave. is congested during rush hour and pedestrian use of the crossings can be dangerous. With the increased vehicular traffic, this crossing will become more hazardous.
- The natural heritage of the community will be forever destroyed. This proposed infill development will eliminate the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

We believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environment Impact Study, a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community), Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development.

The detailed studies are only possible with the implementation of an Interim Control By-law which we are formally requesting. This in turn will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science-based environment reviews as well as other necessary studies.

In addition, we request the City Council provide the current landowners a Notice of Intervention to Designate to preserve the cultural character of the Board of Trade Golf Course property.

At the public hearing scheduled for March 3, 2020, it is imperative that all discussions concerning this proposed development are done in an open and transparent manner, with no "In-Camera" or behind closed doors meetings.

We ask that this matter be given the priority and merit it deserves. Thank you in advance for your attention and cooperation to this issue.

Sincerely,



Mary Torrieri

Ferdinando Torrieri

cc: Mayor Bevilacqua and all Councillors and Planners

Subject:

[External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street Files OP .19.014, Z.19.038 and 19T-19V007

**PUBLIC HEARING
COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

From: Ingrid Harris [REDACTED]

Sent: Thursday, February 27, 2020 11:02 PM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca

Subject: [External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street Files OP .19.014, Z.19.038 and 19T-19V007

Ingrid and Phil Harris

[REDACTED] Wycliffe Avenue,
Vaughan, Ontario
[REDACTED]

February 27, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles,

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter we are formally submitting our objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

Our family has lived on Wycliffe Avenue for the past 6 years. Our two young boys have grown up in the neighborhood spending countless hours at Kilaran Park. Over the years we have seen an increase in traffic on Wycliffe, as it has become the best option to get across Vaughan when Rutherford Road is congested, allows a thruway to get to major highways (400, 407 and 7). Even without this proposed development, we have seen issues with traffic on our street, Wycliffe Ave., and surrounding arterial roads. Morning commutes do not get off to a good start when you are forced to sit in your driveway waiting for a suitable gap in traffic to start the day. We have seen traffic lines stretching from along Wycliffe down Kilaran and out to Islington Avenue. Not to mention the Islington/Langstaff southbound turning lane which can be backed up all the way to the Kilaran/Islington intersection causing frustrated drivers to make unsafe mergers and U-turns.

Conservatively estimating the proposed infill development will add a minimum of an additional 3000 vehicles, and placing an entrance to the new development at 241 Wycliffe, *kitty corner to our home*, while labelled as secondary will only further tax the already congested roadways and turn our neighbourhoods into a traffic nightmare.

Based on significant growth in our community, from Highway 427 extension to the West, Major Mackenzie to the North, along Islington on the East and Highway 7 corridor our internal road infrastructure needs to be reviewed to understand the overall impact to congestion in the Vaughan West area. Many of the local roads are two lanes, how can we expect to allow for flow and movement of vehicles and people? An overarching road network review should be performed to understand the impact of all the proposed and underway developments. We need to recognize and address challenges with moving not only community members but commuters as well.

In addition to the traffic concerns, the proposed infill jeopardizes the natural balance of nature in the area by:

- * Destroying the natural biodiversity of the area, reducing the amount of open green space
- * Creating an environment that is detrimental to the health of the existing community members
- * Eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

I believe a detailed study supported by, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community), Health and Social Impact Studies, and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an **Interim Control By-law**, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies.

Sincerely yours,

Ingrid and Phil Harris

Subject: External] Clubhouse Developments Inc

From: Annalisa Moser [REDACTED]
Sent: Friday, February 28, 2020 7:59 AM
To: Clerks@vaughan.ca
Subject: [External] Clubhouse Developments Inc

PUBLIC HEARING COMMUNICATION C65
Date: Mar 3/20 ITEM NO. 4

Annalisa Moser and Mike De Bartolo

[REDACTED] Davidson Drive, Woodbridge Ontario

February 25, 2020

Todd Coles

City Clerk

2141 Major Mackenzie Drive

Vaughan, Ontario

L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

We are formally submitting our objection to the above highlighted complete application, and request that you provide a copy of this letter to the Mayor and all Vaughan Counsellors as well as to the city planners.

We have both been residents of Woodbridge for 37 years, and on Davidson Drive for 22 years. Throughout the years we have seen the community grow and change in many good ways, but recently in poor ways. The traffic is unbearable now; I can't imagine with an additional 3000 cars in the area. Also, we have much green space, historical sites and homes in the area, and slowly this is all changing. I understand the need to expand and grow and the need for more highrises; however, there is a lot of land in Vaughan where such developments can be better tolerated (i.e., traffic wise), or where it is easier and more cost-effective to build new roads and transit with a higher population in mind. This is a well established and mature area where road expansion is virtually impossible; for example, it is no longer feasible or practical to widen (bottlenecked) Islington Avenue between Willis and Langstaff, and widening Clarence, while a little easier, will entail removing hundreds of century old mature trees. We need to maintain our historical sites, green space, wildlife and the general biodiversity of the area. We have deer, foxes, rabbits, possums, and other wildlife in my backyard. Already the community is having difficulty coping with the recent condos and townhomes in the

area. The city needs to look at this holistically, look at the landscape, and I believe the city needs to think long term when making decisions about how much development they want to allow. It does not seem to make any rational sense with the current transportation limitations we have to continue with this project. If it takes us an hour to get to downtown Toronto by car, you can say that it takes about 25 minutes just to get out of Woodbridge!

We believe that a number of detailed studies including but not limited to the following are crucial: Cultural Heritage Impact Assessment, Environmental Impact Study, Traffic Study (taking into consideration applications already approved within the parameters of the affected community), Health Impact and Social Impact. These are critical to properly assess the subject lands' proposed intent for development. These detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environmental review as well as other necessary studies. In addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

We are also asking for more transparency on these issues.

The proposed infill jeopardizes the natural balance of nature in the area by

- Increasing Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods
- Surrounding streets are all single lanes and there is already a lot of congestion
- Destroying the natural biodiversity of the area
- Zoning by-laws were put in place to preserve and protect the area, we need to continue preserving it
- The infrastructure is not in place to support this development.
- The Mayor is committed to continued growth, however, at what cost?

Sincerely yours,

Annalisa Moser

Mike De Bartolo

Copy to Mayor and all Councillors and planners

Subject:

[External] OP .19.014, Z.19.038 and 19T-19V007

**PUBLIC HEARING
COMMUNICATION**

C 66

Date: Mar 3/20 ITEM NO. 4

From: Marc Bortoletto [REDACTED]**Sent:** Monday, March 02, 2020 8:59 AM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca

Subject: [External] OP .19.014, Z.19.038 and 19T-19V007
[REDACTED]

February 28th, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Regarding: Clubhouse Developments Inc. / March 3rd COW

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners. We have been residences of the immediate community since 1978 and would appreciate feedback.

Our concerns are as follows:

Traffic consideration

1. Currently, Wycliffe Ave and Kiloran Ave are being used as a bypass for southbound commuters in the morning (from Rutherford) and northbound commuters in the evening. The proposed community will negatively contribute to this issue. These roads were designed and built to act as collectors for the immediate neighborhood, not as a bypass for major traffic from daily commuters from other municipalities and neighborhoods. The traffic study does not fully appreciate the impact its proposed community will contribute to an existing issue.
2. The impact on the following signalized intersections requires further planning and analysis. Morning/evening traffic impact at Clarence & Woodbridge Ave, Islington & Woodbridge Ave, Islington & Hwy 7. These intersections are severely compromised with current conditions. This site will further impact these issues. We don't understand how these conditions will improve.

The traffic study is biased to the proponent and requires an appropriate review.

The Clarence Passage

Unknown to the proponent or its consultants. The section of Clarence spanning from Wycliffe Ave to Woodbridge Ave acts as a passage enjoyed by cyclists and pedestrians. This passage during the spring, summer, and fall is widely regarded as the most scenic journey in our neighborhood and encourages families to be active. How will the scenery be preserved or enhanced? Will increased vehicle traffic and the replacement of the green space enhance the quality of this passage?

A social impact study would be beneficial

Community Benefit / Section 37

What funding is being proposed in the agreement and how will our neighborhood benefit from the funding? Will there be an opportunity for public input?

I believe the planning of this development is greatly influenced by the technical analysis and has very little consideration of fundamental analysis. Life-altering decisions cannot be made by non-participants of the neighbourhood, the nuances we love can not be discovered through documentation from consultants or a staff that does not live here. Conversely, anecdotal or slanted evidence from our community members can't be the answer either. We need more time to make this project mutually beneficial.

I oppose the project moving further. I support continued public discussions and unbiased analysis.

Sincerely yours,

The Campanaro/Bortoletto Family

Subject:

[External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course),
241 Wycliffe Avenue, 737 and 757 Clarence Street

PUBLIC HEARING
COMMUNICATION

C67

Date: Mar 3/20 ITEM NO. 4

From: r_giunta r_giunta <[REDACTED]>

Sent: Monday, March 02, 2020 8:56 AM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>

Subject: [External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Dear Mr. Bevilacqua,

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application. I am a very concerned citizen after notification of this development on the Board of Trade Golf Course. We need your aid in ensuring that this development does not get passed. We have been living in our home at [REDACTED] Kilmuir Gate for 22 years. We moved to this home because of the beauty of the neighborhood with green heritage land which was part of our community. All three of our children have grown up here and we love the community, location and the people. We have already seen a huge increase in the traffic and congestion over the last couple of years. This has resulted in bumper to bumper traffic in the morning along Wycliffe, Kiloran and Islington. My first question is how this development can even be considered taking into review our current congestion and adding an additional proposed 1215 homes will not only add to this congestion and traffic in a huge manner but what about the following:

- Destroying the Natural heritage and Greenspace that was protected by our community
- Pollution and Environmental implications which are detrimental to the health all of the citizens in the area
- Eliminating natural habitats for animals necessary for their existence
- Removing beautiful natural greenspace which we have enjoyed walking through along Clarence
- Additional approximate 3000 vehicles in an already congested areas – how are you proposing to manage the traffic in an already congested area?

We are deeply concerned about this application and we feel that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf Course.

Most importantly we would like to ensure there is transparency and openness regarding this application so that we have been made aware of all details regarding this application. This issue is of great concern to myself and our family and want to ensure that this matter is of priority to address our concerns and provide insight.

I would like to thank you for your consideration in this matter and look forward to receiving a response.

Sincerely yours,

Rose and Sal Giunta

[REDACTED]

Luciano & Sandra Volpe
[REDACTED] Waymar Heights Blvd
Woodbridge Ontario
[REDACTED] Canada

PUBLIC HEARING C68
COMMUNICATION
Date: Mar 3/20 ITEM NO 4

February 29, 2020

ATTN:
Mr. Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue,
737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter we are formally submitting our objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

We believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law. This will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science-based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Our family decided several years ago that we wished to live in a more calm, serene environment within the City of Vaughan. We were fortunate enough to have the opportunity at that time to discover that a parcel of residential property was available for sale in the old town of Pine Grove. We were mesmerized by the giant, centuries-old trees behind our new property, including rare wild chestnut trees. We made the decision to invest several years and much of our savings into building our new home on Waymar Heights Blvd. The tranquility of the surrounding neighbourhood, the charm of the old pioneer agrarian roots of the area and the abundant serenity offered to us by the natural landscape abutting the entire neighbourhood made all the years of stress and strain from building our new home in old Pine Grove all the worthwhile.

For many years leading up to our decision we had investigated purchasing a cottage several hundred kilometers north of the city. Finding such a place within the City of Vaughan enabled us to focus our energies on achieving the "cottage experience" entirely within the core of the City. This was a family dream come true. We would enjoy the great outdoors living in our great City while we raised our family and developed our careers. And this has been our experience to the present moment. There are very few places in the City (or within the GTA) that would offer the experience of hearing howling coyotes in the morning and seeing wildlife on a frequent basis: wild turkeys, deer, large pileated woodpeckers, opossums and endangered salamanders! This area is a true gift to the City of Vaughan.

Certainly, the proposed infill will destroy the majestic heritage of this area. The pollution alone – including the noise pollution - would be a destructive force to an existing community that has been accustomed to living intertwined with the rhythms of a very precious, biologically diverse and ancient area of the province.

Sincerely yours,

Luciano Volpe

Copy to Mayor and all Councillors and planners

Subject: Letter to the City Clerk re Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street
Attachments: February 29 2020 - Letter to City Clerk - [REDACTED] Waymar Heights Blvd.pdf

From: luciano.slvmanagement.com [REDACTED]
Sent: Monday, March 02, 2020 8:50 AM
To: Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Letter to the City Clerk re Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street
Good morning Mr. Coles, Mr. Messere & Members of Vaughan City Council,
Kindly do see enclosed letter. Thank you for your attention.
Best,
Luciano

Luciano Volpe, iMBA
Managing Partner
SLV International (a division of SLV Management Ltd)
www.slvinternational.com

Chair, Steering Committee "INSPIRE North", Toronto, Canada

Click below and ask us about our brands:

This email is intended only for the party to whom it is addressed, and may contain information which is privileged or confidential. Any other disclosure is strictly prohibited. If you have received this email in error, or are not a named recipient, please notify the sender immediately and destroy all copies of this email. Thank you.

L'information contenue dans ce courriel est confidentielle et protégée par le secret professionnel. Elle n'est destinée qu'à l'usage du destinataire indiqué ci-dessus. Il est strictement interdit de distribuer ce document ou l'information qu'il contient. Si vous avez reçu ce courriel par erreur, ou s'il ne vous est pas destiné, veuillez le mentionner immédiatement à l'expéditeur et détruire tous les exemplaires de ce courriel. Merci.

Max Marzetti
[REDACTED] Bidleigh Park Crescent
Woodbridge, ON L4H 1H9

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

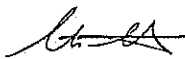
Green Spaces Reduce Stress, Encourage Exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The health benefits of having access to "green space"—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature.

Green Space Strengthens the Immune System, Boosts peoples' mood, helps people live longer. "Research conducted in the United States, United Kingdom, and China have found that **people who live in the greenest areas have a reduced risk of mortality from all causes**, as well as a reduced risk of mortality due to kidney disease, respiratory disease, cancer, and stroke." (excerpt from an article from Chris Kresser <https://chriskresser.com/the-top-health-benefits-of-green-space/>)

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Max Marzetti



Subject: [External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street
Attachments: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street.pdf; ATT00001.htm

Importance: High

From: Max Marzetti [REDACTED]
Sent: Monday, March 02, 2020 6:45 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street
Importance: High

Dr. Danny Costantini
[REDACTED] Kilmuir Gate
Woodbridge, ON [REDACTED]
[REDACTED]

March 01, 2020

PUBLIC HEARING
COMMUNICATION

Date: Mar 3/20 ITEM NO. A

City Clerk,
Mayor/Councillors,
City of Vaughan,

RE: Proposed Board of Trade Golf Course OP/Rezoning Application

Dear elected officials,

I am writing (once again) to express my objection to the preliminary concept plan for the Board of Trade Golf Course and proposed amendments to OP and Zoning By-Law from its current use to residential. I am a practicing medical physician and currently live at [REDACTED] Kilmuir Gate in the town of Woodbridge. I am married with 3 young boys and am deeply concerned like many of my neighbors and friends within this community of the negative impacts this proposal will have on our established community.

Prior to stating my objections to the proposed development, I want to highlight that according to the York Region Official Plan, the golf course grounds lie within the Regional Greenlands System, and therefore plays a vital role in the York region's ecology and natural biodiversity (please see accompanying figure). On a community level, the surrounding golf course greenspace contributes to a liveable neighbourhood and promotes a sense of belonging in city that is seeing massive infrastructure growth. Given the rapid developments within our city, it is our responsibility to cherish, protect and preserve these Greenlands so that future generations may also benefit from them. Indeed, as stated in the York Region Official Plan,

"It is the policy of Council: 2.1.9 That development and site alteration be prohibited within the Regional Greenlands System..." (York Region Official Plan - April 2016, Chapter 2, page 14)."

On a personal level, the proposed plan sees neighboring homes demolished and roads running parallel to the backyards of existing homes, including my own. If your home was in this area, would you not think this plan to be nonsensical? What will happen to property values and what compensation will there be? On a larger level, what will be the impact on the natural features within our community, and what benefit will this development provide to the people of greater Vaughan? Pollution, noise, a further influx of 1000+ cars and even greater rush-hour traffic congestion on Islington, Rutherford and Langstaff roads as well as increased volume on feeder roads within our communities. Most certainly these are not welcomed.

It is my hope that council does not abandoned their constituents for this irresponsible infill development and ill-conceived and opportunistic plan.

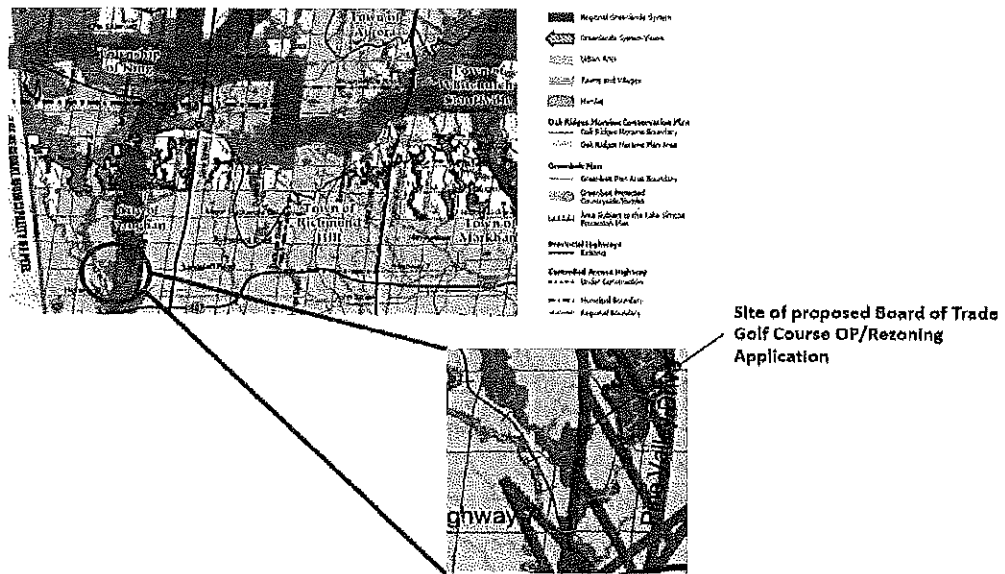
Thank you for consideration,

Sincerely



Dr. Danny Costantini, MD, PhD

Map 2: Regional Greenland Systems
 Downloaded from York Region Website (Official Plan) March 1, 2020



Subject: [External] letter regarding OP.19.014, Z.19.038, 19T-19V007 attached
Attachments: Letter to City - Danny[34531].pdf

-----Original Message-----

From: Danny Costantini [REDACTED]
Sent: Monday, March 02, 2020 2:15 AM
To: Messere, Clement <Clement.Messere@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Council@vaughan.ca
Subject: [External] letter regarding OP.19.014, Z.19.038, 19T-19V007 attached

Dear Mayor Bevilacqua, Local and Regional Councillors, Mr. Clement Messere and Mr. Todd Coles, Please see attached my letter regarding the proposed development OP.19.014, Z.19.038, 19T-19V007.
Thank you.

--

Danny Costantini, MD, PhD, FRCPC

University of Toronto, Dept. of Medical Imaging Diagnostic Radiologist / PGY6 Nuclear Medicine

Subject: Clubhouse Developments
Attachments: Proposal .docx

PUBLIC HEARING C71
COMMUNICATION

Date: Mar 3/20 ITEM NO. A

From: Sam Folino [REDACTED]
Sent: Friday, February 28, 2020 3:39 PM
To: Clerks@vaughan.ca
Subject: [External] Clubhouse Developments

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

My name is Saverio Folino married to Carolyn Folino with 3 lovely kids Antonia 23, Filippo 21 and Salvatore 14. We live on Modesto Gardens since we got married 25 years ago. My wife and I have been residence in Woodbridge sine 1981 when we lived with our parents.

Growing up as a child we would ride our bikes all around Woodbridge. Going down Pine Valley single lane each direction up and down the hills along side Langstaff to Islington to Boyd park. I would visit friends from all areas of woodbridge. St Peters Church to St Margaret Mary's and to Immaculate conception when it was inside the gymnasium of Father Bressani. Transit only ran until 5 o'clock and one route that did all of Woodbridge. With our bike us friends we ventured out to all the streets and one day when I came up Clarence I fell in love. The bike ride was like no other in Woodbridge. Curvy rolling road with mature trees on both sides along side the board of trade golf course. I said to myself when I get married and grow a family that I want to be close to Clarence so my kids can enjoy the landscape.

Today we are dealing with a proposal of the largest infill Woodbridge has seen. The community has been talking about this in the most negative way. It is very disturbing that the city has entertain this and has caused many residences very upset. Many questions from traffic and way of life, where can my kids ride safely their bikes? Most roads nearby are multilane and congested with traffic. Where will all the locals go for peaceful walks? Have you ever seen the spring and summer days along Clarence from dusk till dawn? Walking, jogging and bikers enjoying the 2km stretch. This community will never be the same if we let this proposal happen.

I ask that all the council to do the right thing. You know this is just wrong and the city planners know that this will not work out well for the community and all of Woodbridge. I ask you the city council to join us in this fight, help us fund independent assessments of the impact this proposal will have on our health and well being. I have been a resident of Woodbridge for 39 years and have every right for an Interim Control By-Law be granted to give us time to figure this out.

I ask all council to be honest and open to yourself for the community. No discussions or decisions behind closed doors. Be transparent to your community.

I ask that this matter be a priority concern

Thank-you for your attention to this issue that means so much to us,

Sam Folino
Prima Lighting



February 29, 2020

PUBLIC HEARING
COMMUNICATION C72
Date: Mar 3/20 ITEM NO. 4

Re: OPA, Zoning Bylaw Amendment and Draft Plan of Subdivision (OP.19.014, Z.19.039, 19T-19V007) for former Board of Trade Golf Course Lands (20 Lloyd St., 241 Wycliffe Ave., 737 and 757 Clarence Ave.)

Dear Mayor Bevilacqua, Vaughan Councillors Rosati, Ferri, Jackson, Carella, Iafrate, DeFrancesca, Yeung Racco, Shefman, Mr. Messere, TRCA and Todd Cole;

I grew up in Vaughan and have been a resident of this community for over 35 years - first on Cairnburg place as a child and now on Kilmuir Gate as a busy physician and mother of three young boys. I chose to live in this community because of the mature character of the neighborhood, the quiet and tranquility of the backyards and parks, the safety of the roads, the maturity of the trees and the close proximity to vast green space. The latter an essential component allowing my family and I to maintain our sense of well-being.

I am not alone in my views and it angers me that so many residents who have worked so hard to build their homes (many of whom are in their retirement years) are faced with the possibility that their tranquil environment will be swapped for years of construction/noise/dense buildings/traffic congestion and the devaluation of their homes.

In reading all the letters submitted by community members, one point is clear – this site is MEANINGFUL to many residents. It provides a natural corridor and area of beauty that fills us with joy when looking out onto its mature trees, rolling topography, winding branches of the Humber river and the quaint streetscape of Clarence with its many important vistas leading to our heritage corridor of Woodbridge Avenue.

With respect to the above application, I have reviewed the applicant's submission and would like to submit my objection to their proposal. The proposed infill development poses the following concerns – (to name a few):

1. Firstly, this site is NOT consistent with the VOP as per section 2.2.5 describing intensification areas – This area IS NOT in a corridor of recommended intensification
2. The site is FAR from transit routes and the current roadway structure surrounding the proposed infill site consists of single lane roads which are already congested and are already inadequate to sustain the existing surrounding communities. The development would add an additional > 2400 vehicles to our already congested streets (Wycliffe, Kiloran, Islington, Rutherford, Clarence, Langstaff, Woodbridge Avenue, Waymar Hts, Gamble). Also many other new proposed developments in proximity to this site will add additional car burden onto our roadways.
3. Creates an environment detrimental to the health and well-being of the community
4. Further it is not consistent with VOP 2.2.3.2: That Community areas are considered Stable Areas and therefore community areas within an existing development are not intended to experience significant physical change that would alter the general character of established

neighbourhoods. I would argue that the vistas on this land are enjoyed by all and that this site provides a sense of community character and should not be destroyed.

5. Destroys the natural biodiversity and natural heritage of the community – large mature trees and vistas will be destroyed to make room for high density housing – this will sit above the plane of clarence and will certainly tarnish the landscape/vistas.
6. Destruction of the natural heritage of the community – 1200 mature trees (with large canopies) will be destroyed and corridors for animals and wildlife (my family and I have seen wild turkeys, bats (there are many!), bird species, frogs, foxes, rabbits, deer etc. on this course).
7. Proposed demolition of existing homes on Wycliffe and Clarence and proposed roadway at Gamble will significantly detrimentally affect the residents in close proximity to the proposed new roadways – creating high traffic flows next to their homes which were never intended to be corner lots.
8. Significant concerns regarding safety given the proximity of the proposed new exit on Wycliffe to the neighboring streets of Cairnburg Place and Kilmuir Gate which are located 2 homes north and South of the proposed new exit. Also no mention of the right of way limits for this exit which I fear will come dangerously close to existing driveways.

There seem to be significant omissions/and incorrect inferences by the applicant in the studies that they have brought forth as part of the application (especially with regards to the traffic study, cultural heritage study, environmental studies and geotechnical studies). It is for this reason that the community is requesting independent studies commissioned by the city (with input from residents in selecting who conducts such studies) and importantly, an Interim Control Bylaw to allow adequate time for completion of such studies. I think it is also the responsibility of council, given how important this site is to residents, and its proximity to the heritage core and Woodbridge Conservation District, to study the cultural and heritage merits of the site.

Sincerely,

Daniela Costantini



Kilmuir Gate

Woodbridge, ON

Subject: letter re: OP.19.014, Z.19.039, 19T-19V007
Attachments: DCLetterToCouncilFeb2020.pdf

From: Daniela Costantini [REDACTED]
Sent: Monday, March 02, 2020 2:04 AM
To: Messere, Clement <Clement.Messere@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Council@vaughan.ca
Subject: [External] letter re: OP.19.014, Z.19.039, 19T-19V007

Dear Mayor Bevilacqua, Vaughan Councillors Rosati, Ferri, Jackson, Carella, Iafrate, DeFrancesca, Yeung Racco, Shefman, Mr. Messere, and Todd Coles;

Please see attached letter regarding my objection to the proposed application:
OPA, Zoning Bylaw Amendment and Draft Plan of Subdivision (OP.19.014, Z.19.039, 19T-19V007) for former Board of Trade Golf Course Lands (20 Lloyd St., 241 Wycliffe Ave., 737 and 757 Clarence Ave.)

Please give this strong consideration.

Sincerely,
Dr. Daniela Costantini

Sent from Mail for Windows 10

Subject: [External] Complete Development Application - Clubhouse Developments (Board of Trade Golf Course)
Attachments: Objection Letter - Feb 26-20 - Clubhouse Dev.pdf

PUBLIC HEARING COMMUNICATION C73

Date: Mar 3/20 ITEM NO. 4

-----Original Message-----

From: Grace Buttino <[REDACTED]>
Sent: Friday, February 28, 2020 10:09 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Cc: Clerks@vaughan.ca; Clerks@vaughan.ca; Keep Vaughan Green <keepvaughangreen@gmail.com>
Subject: [External] Complete Development Application - Clubhouse Developments (Board of Trade Golf Course)

Dear Honourable Mayor and Members of Council,

Attached is our letter of objection to the above-noted complete application for the Board of Trade Golf Course, which was sent to the City Clerk in advance of the public hearing scheduled for March 3rd.

We have lived on Davidson Drive for 25 years, in a sought-after neighbourhood because of its mature trees, natural landscape, a watershed system that is home to a multitude of diverse species, and homes that are, in their own way, uniquely designed.

We strongly urge you to support the community's request for an Interim Control Bylaw to allow important studies and assessments to be conducted. It is only fair, transparent, and just that the community be afforded this same opportunity.

When reviewing this application, please look beyond your tax-base. You will be making a decision that will affect ALL future generations because once destroyed, it will NEVER be renewed. There are more NEGATIVE impacts with this application than positive - unrelenting traffic congestion, natural environment destruction, house values dropping, increased social issues, cultural heritage damage, and most importantly, in our opinion, an overall unhealthy community environment, both physically and socially.

Where is the respect for established communities NOT to be disturbed? Where does it say that strategies and plans that are ADOPTED by City Council ARE NOT to be followed? Where does it say when taking the Oath of Office that your residents ARE NOT to be represented and their concerns ARE NOT to be considered and respected? I may be incorrect, but I believe the City of Vaughan 2019 Voter turnout was a DISMAL 22%. This is absolutely, 100% the fault of the residents of this City. The only reason I can think of why this City has such a low turnout - because it doesn't matter who's in office. They're all the same! Do you want to prove the residents right or do you want to stand up and support your residents. My family is not saying no to development in general, but look at creating balance and you will always have a healthy community across the board. Our biggest wish was that the City would have had a vision to consider taking on this property, possibly as a public-private partnership opportunity, to develop something unique that would serve not only this city, but surrounding communities, and generating city funds with very minimal damage, all the while maintaining this natural greenspace.

This complete application, as submitted, DOES NOT just affect a quadrant of this City. This complete application has a City-wide NEGATIVE Impact and affects every Ward in this City. What are you going to do about it?

Sincerely,

Grace Buttino
Joe Centraco
Olivia Centraco

Davidson Drive

February 26, 2020

Mr. Todd Coles
City Clerk
clerks@vaughan.ca

Dear Mr. Coles,

**Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course),
241 Wycliffe Avenue, 737 and 757 Clarence Street
Files OP.19.014, Z.19.038 and 19T-19V007**

By way of this letter, we are formally submitting our objections to the above-highlighted complete application, and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors, as well as to the City planners.

The proposed infill jeopardizes the natural balance of nature in the area by:

- Destroying the natural biodiversity of the area;
- Creating an environment that is detrimental to the health of the existing community members;
- Increasing the traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods;
- Reducing the Natural Heritage of the Community; and
- Eliminating the rich natural landscape that is home to a multitude of animals.

The inherent biodiversity of the area is a gift that very few communities enjoy. The proposed infill development will add a minimum of an additional 3000 vehicles. This will further tax the already congested roadways, turning our neighbourhoods into a nightmare, and creating a permanent dilemma which Council will not be able to resolve once development occurs.

We believe that a detailed study supported by:

- a Cultural Heritage Impact Assessment;
- an Environmental Impact Study;

.../2

- a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community);
- a Health Impact Study;
- a Social Impact Study; and
- other studies that are critical to properly assessing the subject lands' proposed intent for development.

The detailed studies are only possible with the implementation of an **Interim Control By-law**. This will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate a science-based environment review, as well as other necessary studies.

In addition, we request City Council provide the current landowners a **Notice of Intervention to Designate** to preserve the potential cultural character of the Board of Trade Golf-Course.

Sincerely yours,

A large black rectangular redaction box covering the signature area.

Joe Centraco Grace Buttino Olivia Centraco

c.c. Mayor Bevilacqua
Local and Regional Councillors
City Councillors
City Planners

Date: Mar 3/20 ITEM NO. 4

March 1, 2020

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter, I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

Green Spaces Reduce Stress, Encourage Exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The health benefits of having access to "green space"—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature.

Green Space Strengthens the Immune System, Boosts peoples' mood, helps people live longer. "Research conducted in the United States, United Kingdom, and China have found that people who live in the greenest areas have a reduced risk of mortality from all causes, as well as a reduced risk of mortality due to kidney disease, respiratory disease, cancer, and stroke." (excerpt from an article from Chris Kresser <https://chriskresser.com/the-top-health-benefits-of-green-space/>)

The proposed infill development will add a minimum of an additional 3000 vehicles. This will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands' proposed intent for development. **The detailed studies are only possible with the implementation of an Interim Control By-law.** This will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf Course.

Sincerely Yours, 

Silvana Cantamini-Moro

Cc:

Mayor Maurizio Bevilacqua - maurizio.bevilacqua@vaughan.ca
Deputy Mayor, Local and Regional Councillor Mario Ferri - mario.ferri@vaughan.ca
Local and Regional Councillor Gino Rosati - gino.rosati@vaughan.ca
Local and Regional Councillor Linda Jackson - linda.jackson@vaughan.ca
Ward 1 Councillor Marilyn Iafrate - marilyn.iafrate@vaughan.ca

Ward 2 Councillor Tony Carella – tony.carella@vaughan.ca
Ward 3 Councillor Rosanna De Francesca - rosanna.defrancesca@vaughan.ca
Ward 4 Councillor Sandra Yeung Racco - sandra.racco@vaughan.ca
Ward 5 Councillor Alan Shefman - alan.shefman@vaughan.ca
Clerks Office - clerks@vaughan.ca
Planner: Clement Messere - clement.messere@vaughan.ca
Development Planning Office: DevelopmentPlanning@Vaughan.ca

Subject: [External] NO to Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street
Attachments: NO to Clubhouse Developments Application - Agenda Item 4 - Committee of the Whole Public Meeting - Tues Mar 3 2020 .pdf

From: Silvana Cantalini [REDACTED]
Sent: Sunday, March 1, 2020 9:40 PM
To: clement.messere@vaughan.ca; developmentplanning@vaughan.ca; clerks@vaughan.ca; maurizio.bevilacqua@vaughan.ca; mario.ferri@vaughan.ca; gino.rosati@vaughan.ca; linda.jackson@vaughan.ca; marilyn.iafrate@vaughan.ca; tony.carella@vaughan.ca; rosanna.defrancesca@vaughan.ca; sandra.racco@vaughan.ca; alan.shefman@vaughan.ca
Subject: [External] NO to Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Hello,

As a concerned resident of Vaughan, please see Subject line above and attached letter.

Thank you.

Best Regards,



rfidcanada

Silvana Cantalini | Vice President | [REDACTED]
[REDACTED]

For more information on RFID and global deployments, visit: [REDACTED]

March 1, 2020

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter, I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

Green Spaces Reduce Stress, Encourage Exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The health benefits of having access to "green space"—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature.

Green Space Strengthens the Immune System, Boosts peoples' mood, helps people live longer. "Research conducted in the United States, United Kingdom, and China have found that people who live in the greenest areas have a reduced risk of mortality from all causes, as well as a reduced risk of mortality due to kidney disease, respiratory disease, cancer, and stroke." (excerpt from an article from Chris Kresser <https://chriskresser.com/the-top-health-benefits-of-green-space/>)

The proposed infill development will add a minimum of an additional 3000 vehicles. This will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands' proposed intent for development. **The detailed studies are only possible with the implementation of an Interim Control By-law.** This will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf Course.

Sincerely Yours,

Bob Iorio

Cc:

Mayor Maurizio Bevilacqua - maurizio.bevilacqua@vaughan.ca

Deputy Mayor, Local and Regional Councillor Mario Ferri - mario.ferri@vaughan.ca

Local and Regional Councillor Gino Rosati - gino.rosati@vaughan.ca

Local and Regional Councillor Linda Jackson - linda.jackson@vaughan.ca

Ward 1 Councillor Marilyn Iafrate - marilyn.iafrate@vaughan.ca

Ward 2 Councillor Tony Carella – tony.carella@vaughan.ca
Ward 3 Councillor Rosanna De Francesca - rosanna.defrancesca@vaughan.ca
Ward 4 Councillor Sandra Yeung Racco - sandra.racco@vaughan.ca
Ward 5 Councillor Alan Shefman - alan.shefman@vaughan.ca
Clerks Office - clerks@vaughan.ca
Planner: Clement Messere - clement.messere@vaughan.ca
Development Planning Office: DevelopmentPlanning@Vaughan.ca

Subject: [External] NO to Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street
Attachments: 03012003.PDF

From: [REDACTED]

Sent: Sunday, March 1, 2020 9:47 PM

To: clement.messere@vaughan.ca; developmentplanning@vaughan.ca; clerks@vaughan.ca; maurizio.bevilacqua@vaughan.ca; mario.ferri@vaughan.ca; gino.rosati@vaughan.ca; linda.jackson@vaughan.ca; marilyn.iafrate@vaughan.ca; tony.carella@vaughan.ca; rosanna.defrancesca@vaughan.ca; sandra.racco@vaughan.ca; alan.shefman@vaughan.ca

Subject: [External] NO to Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Hello,

As a concerned resident of Vaughan, please see Subject line above and attached letter.

Thank you.

Best regards,



Bob Moroz | Tel: [REDACTED]

For more informati [REDACTED]

Subject: [External] STOP Board of Trade Development
Attachments: STOP Board of Trade Development.pdf

PUBLIC HEARING C76
COMMUNICATION

Date: Mar 3/20 ITEM NO. 4

From: Anthony Vecchiarelli <[REDACTED]>
Sent: Saturday, February 29, 2020 12:41 PM
To: Clerks@vaughan.ca; keepvaughangreen@gmail.com
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] STOP Board of Trade Development

29 February 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councilors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the already dangerously bad Traffic congestion, and compounding it further with the already approved developments in the surrounding neighbourhoods
- * Negative Financial Impact to the value of our home (premium lot, green space, nature)
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a **Cultural Heritage Impact Assessment**, an **Environmental Impact Study** and a comprehensive **Traffic Study** (taking into consideration applications already approved within the parameters of the affected community) **Health Impact and Social Impact Studies** and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document

conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Honesty, Openness, & Transparency: No discussions or decisions behind closed doors.

Sincerely yours,

Anthony Vecchiarelli

Resident Name

Copy to Mayor and all Councilors and planners

Subject:

[External] Re: Clubhouse Developments Inc., 20 L
Course), 241 Wycliffe Avenue, 737 and 757 Clare

**PUBLIC HEARING
COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

From: Liana Martire [REDACTED]

Sent: Sunday, March 01, 2020 11:12 AM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>

Subject: [External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

My name is Liana Martire, my husband's name is Carlo Martire. Along with our children, we have lived in this community for over 18 years. For the last 5 years, we have lived on the west side of the golf course. The only reason we chose this home was because of the beautiful free and open space behind our home. We willingly paid a much higher price for our home in comparison to others in the area because of the surrounding area. And now there is this proposal to completely destroy the green space by building additional homes in an already congested area of the city. The proposal will ruin the beauty and openness of the area - the very things that have attracted people to Vaughan in the first place. In addition, this will drastically bring down the values of our home and the other homes in the area. Our homes are our biggest investment - in some cases they are the only investment. We cannot afford for this to happen. Will the City of Vaughan compensate us for these losses? Will you reduce our taxes?

Please note that we are totally and passionately opposed to this development. The area is already built up - this will destroy the quality of life for those already living here. We will no longer have the beautiful space to see and walk or drive through. There will be so much more traffic that the area cannot handle, including additional noise. The enjoyment of our properties will be negatively affected forever more.

In addition, there will be much more negative consequences as the lands are bulldozed and trees destroyed to make room for this construction. How many animals will die? How many trees that are hundreds of years old be cut down for no good reason. They provide the very air that we breathe.

There are numerous other open fields in the Vaughan area that could be used for development where there are no existing communities that will be adversely affected. Why is the destruction of this beautiful property even being contemplated - it is completely and totally unnecessary.

We ask that council commission and fund independent assessments - those provided by the developer are not credible. They are done by firms paid by the developer to produce opinions in line with their interests - not the truth!

We also request that Council grant an Interim Control By-Law in order to allow proper time to have all the required assessments done.

In addition, we request that all discussions or decisions be made in public - no behind closed door negotiations.

Also, we would like some answers as to why the new proposal (we note that the previous proposal for this property was withdrawn in 2018) went from about 650 units to over 1200 units. Is this the developers way of trying to get the community to compromise from 1200 to 650 units - which is what they wanted in the first place? Are they trying to play mind games with us? Please advise the developer to stop insulting our intelligence!

We do NOT want this development in our area. It does not bring anything positive to the community, except more profits for conglomerates who already have more money than they know what to do with. If a bigger tax base is required for Vaughan, build in areas that will enhance the city, not destroy the very areas that attract residents in the first place.

You are our elected officials - you are in office to uphold the interests of the constituents who voted for you - not the developers who only want more profits. We live in a democratic society where I believe the majority rules. The majority have spoken. WE DO NOT WANT THIS DEVELOPMENT IN OUR AREA. We expect this application to be denied now and forever more.

I thank you for reading and listening to our concerns. This is a top priority and look forward to a positive resolution for the residents of this community.

Sincerely yours,

Liana and Carlo Martire, and family

Subject: [External] RE: FILE 19T - 19V007 FILES: Z.19.038 OP 19.014 / BOT GOLF COURSE
Vaughan Official Plan (2010) Amendment Application (O.P.18.001) for the Clubhouse
Properties Inc., Country Club Lands (formerly known as Toronto Board of Trade Golf
Course

Importance: High

PUBLIC HEARING C78
COMMUNICATION
Date: Mar 3 / 20 ITEM NO. 4

From: carryingplaceratepayers@rogers.com <carryingplaceratepayers@rogers.com>

Sent: Sunday, March 01, 2020 10:40 PM

To: Messere, Clement <Clement.Messere@vaughan.ca>; Clerks@vaughan.ca

Cc: Tony Zuccaro <[REDACTED]> adriano volpentesta <[REDACTED]> Domenic Scaturchio

<[REDACTED]> Charlie Spano <[REDACTED]> Richard Lorello

<[REDACTED]> Carella, Tony <Tony.Carella@vaughan.ca>; Cardile, Lucy <Lucy.Cardile@vaughan.ca>;

keepvaughangreen@gmail.com; <[REDACTED]>

Subject: [External] RE: FILE 19T - 19V007 FILES: Z.19.038 OP 19.014 / BOT GOLF COURSE Vaughan Official Plan (2010)
Amendment Application (O.P.18.001) for the Clubhouse Properties Inc., Country Club Lands (formerly known as Toronto
Board of Trade Golf Course

Importance: High

Dear Mr. Clement and Clerks Dept,

The CPRA has sent this notation before and was not added in part of the documentation which will be shown during the
Public Hearing to be held On March 3rd.

I would like to submit the notation again and that the Carrying Place Rate Payers Association (C.P.R.A) is against this
major development and should not be existing based on the nature of the size and other issues and concerns within the
details being addressed with the City Of Vaughan planning department and the need of further independent studies.

While we have reached out to the community, they are concerned about this development. Based on the studies read
and seen in the last few years that there are adverse impacts on potential cultural or natural heritage landscapes on the
site. Therefore recommend that the proposed Interim Control By-Law must prohibit permitted site alterations of the
Country Club lands.

In addition, the By-law should prohibit the construction, site alteration, expansion or demolition of any building,
structure or landscape(s) on lands, including tree removal.

The traffic study also does not include the traffic details from the studies North of this property which will increase
further traffic flow coming South in all streets. All must be taken into consideration when anything is being proposed
and not be shown as an independent study. There making this submission incomplete.

Thank you

Tony Alati

President

Carrying Place Rate Payers association (C.P.R.A)

From: carryingplaceratepayers@rogers.com <carryingplaceratepayers@rogers.com>

Sent: Wednesday, January 29, 2020 12:24 AM

To: 'clement.messere@vaughan.ca' <clement.messere@vaughan.ca>

Cc: 'Clerks@vaughan.ca' <Clerks@vaughan.ca>; Tony Zuccaro [REDACTED]; adriano volpentesta

[REDACTED] Domenic Scaturchio [REDACTED] Charlie Spano

[REDACTED] Richard Lorello [REDACTED]

Subject: Re: FILE 19T - 19V007 FILES: Z.19.038 OP 19.014 / BOT GOLF COURSE

Importance: High

Dear Mr. Clement,

Hope email serves you well. In receiving this attached document with many details revised for this development.

Regarding the plan development for the BOT Golf Course, the CPRA is requesting an extension from the February 4th deadline to be revised to end of February 28th.

We thank you in advance and take all details into consideration for our request. Please confirm if the extension would be acceptable as we would like to communicate to others and see another letter would be sent out. Kindly add CPRA on the DL as we received this by 3rd party.

Thank you

Tony Alati

President

Carrying Place Rate Payers association (C.P.R.A)

[REDACTED]

Subject:

Objection: Clubhouse Developments Inc.

**PUBLIC HEARING
COMMUNICATION**

Date: Mar 3/20 **ITEM NO. 4**

From: Rina Lombardi

Sent: Sunday, March 01, 2020 10:43 PM

To: Keep Vaughan Green <keepvaughangreen@gmail.com>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca

Subject: [External] Objection: Clubhouse Developments Inc.

Please review letter below:

Ettorina Lombardi
Woodbridge Ave
Woodbridge, On

February 28, 2020
Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
 - * Creating an environment that is detrimental to the health of the existing community members
 - * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
 - * Reducing the Natural Heritage of the Community
- eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Ettorina Lombardi

Subject: STOP Board of Trade Development

PUBLIC HEARING
COMMUNICATION

Date: Mar 3/20 ITEM NO. 4

From: vera maniccia [REDACTED]

Sent: Sunday, March 01, 2020 11:10 PM

To: Clerks@vaughan.ca; keepvaughangreen@gmail.com; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>

Subject: [External] STOP Board of Trade Development

Todd Coles

City Clerk

2141 Major Mackenzie Drive

Vaughan, Ontario

L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councilors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the already dangerously bad Traffic congestion, and compounding it further with the already approved developments in the surrounding neighbourhoods
- * Negative Financial Impact to the value of our home (premium lot, green space, nature)
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a **Cultural Heritage Impact Assessment**, an **Environmental Impact Study** and a comprehensive **Traffic Study** (taking into consideration applications already approved within the parameters of the affected community) **Health Impact and Social Impact Studies** and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Honesty, Openness, & Transparency: No discussions or decisions behind closed doors.

Sincerely yours,

Vera Maniccia

Copy to Mayor and all Councilors and planners

Daniel Gossaro
[REDACTED] Torran Rd.
[REDACTED] Woodbridge, On.
[REDACTED]

PUBLIC HEARING C81
COMMUNICATION

Date: May 3/20 ITEM NO. 4

March 1, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Dr.
Vaughan, On.
L6A 1T1

Dear Mr. Coles,

Re: Clubhouse Development Inc., 20 Lloyd St (Board of Trade Golf Course), 241 Wycliffe Ave., 737 and 757 Clarence St.

Files OP .19.014,Z.19.038 and 19T-19V007

My name is Daniel and my family and I have lived in the area for 16 years. Specifically on Torran Rd. My parents have lived on Firglen Ridge since 1987. The reason for us buying in this area sixteen years ago is because of the tranquil green space that surrounds us which is ideal for our children. It allows us to bike ride and take walks in this natural environment that we have surrounding our beautiful mature neighbourhood.

The Development proposal is affecting me, my family and neighbours in such a way as adding extra stress and worry as to how all these added people in these proposed dwellings will affect traffic and congestion on our street and surrounding streets. Our community is totally and passionately against this proposal.

The proposal will have a negative impact on myself, family and neighbours. We currently and for many years face speeding drivers who access our street after work to avoid the traffic on Islington Ave. during rush hour. Also, not only is the traffic so bad on Islington during this time but Kiloran Ave. is extremely backed up during morning rush hour at approximately 8:00 am and onwards to access Islington Ave. With the added proposal of 1215 units and then add at least two vehicles per household to that, how do you possibly think that the current infrastructure could manage all this traffic!! There are young families who live in our neighbourhood and we are fearful for our kids when they play or ride their bikes because of the volume of vehicles who carelessly speed on our street and because of this we have had many close calls!! The infrastructure and the urban development of this area do not support the increase in volume of cars. Over the last few years Woodbridge Ave. has seen a number of low rise buildings being built which has increased traffic and they continue to build.

With this being said why are we developing in existing neighbourhoods with beautiful mature trees and green space that are a benefit to our healthy living? This is also a natural habitat for many animals. Developments usually move north not in existing mature areas! With the subject of trees, we needed a permit to remove a mature tree on our property which in turn cost us thousands of dollars and you plan on removing hundreds of trees, plants and beautiful greenery which took many years to grow. The Board of Trade like Boyd Park are our lungs and you want to take one of our lungs away from us! These are the suburbs not the city and it should stay that way!!

In closing, we ask that Council fund independent assessments of the impact of this proposal, including financial and health costs to individuals and the community. We would also like an ICBL to be granted in order to allow proper time for this. We need openness and transparency and no discussions or decisions behind closed doors. This matter should be a priority concern. I thank you for your attention on this issue.

Regards,
Daniel Cossaro

Subject: [External] Re: Clubhouse Development- Board of Trade
Attachments: Scannable Document on Mar 2, 2020 at 12_05_50 AM.pdf

-----Original Message-----

From: Sue Cossaro <[REDACTED]>
Sent: Monday, March 02, 2020 12:07 AM
To: Clerks@vaughan.ca
Subject: [External] Re: Clubhouse Development- Board of Trade

Subject: External] Keep Vaughan Green

**PUBLIC HEARING
COMMUNICATION**

C82

Date: Mar 3/20 ITEM NO. 4

From: JOAN REID-BICKNELL [REDACTED]

Sent: Monday, March 02, 2020 6:42 AM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca

Subject: [External] Keep Vaughan Green

To whom it may concern,

I am a fifth generation resident of Woodbridge and my children and grandchildren are sixth and seventh generation.

Our river valleys are the lungs of our communities. Toronto is enhanced and made more livable because of its valleys and ravines.

We have a unique opportunity to set aside the green space we still have in the property of the Toronto Board of Trade Golf course. It will allow the citizens of Vaughan to continue to experience first hand nature and fresh air as the people of Toronto do in High Park. The trees clean our air and offer a sound filter.

Also, we should consider the possibilities of a flood in the valley similar to the one that occurred during Hurricane Hazel. I lived through that flood. The valley was a lake during that time and lives were lost. As flood plain lines are redrawn this must be considered. People forget that nature can be overwhelming and unforgiving. With climate change and more severe storms we are already seeing how much more we need to be prepared and leave more space in our valleys. They will provide natural flood control for the excess water as development paves over more of our land.

I haven't mentioned traffic congestion and pollution which we are already experiencing in Woodbridge. For those who need to commute, it is becoming ever more difficult and dangerous.

Please consider and reduce the development plans so Woodbridge and Vaughan can continue to be a lovely place to live.

Sincerely,

Joan Reid-Bicknell

Sent from my iPhone

Subject:

[External] Clubhouse developments Inc. 20 Lloyd St. Board of trade golf course. 241 White Cliff Ave. 737 and 757 Clarence St. Files OP.19.014 - 19.038 and 19 T-19 V007

PUBLIC HEARING C83
COMMUNICATION

Date: Mar 3/20 ITEM NO. A

-----Original Message-----

From: Lo Bono [REDACTED]

Sent: Sunday, March 01, 2020 8:17 PM

To: DevelopmentPlanning@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>; Coles, Todd <Todd.Coles@vaughan.ca>

Subject: [External] Clubhouse developments Inc. 20 Lloyd St. Board of trade golf course. 241 White Cliff Ave. 737 and 757 Clarence St. Files OP.19.014, z.19.038 and 19 T-19 V007

Attention : Mayor, City Councillors,
City Clerk & City Staff

I am writing this email, to formally submit my objection to the above application and request the following conditions in the event of any approval at all.

I live at [REDACTED] gate house court which backs onto the Toronto Board of trade golf course i.e. the country club. I have lived there with my family since 2008.

My 12-year-old son plays on the Canadian junior golf tour. His home course is the Toronto Board of trade i.e. the country club. He plays all year round and enjoys summer camps as well which The Country Club puts on an amazing opportunity for young children who want to stay active and want to learn the game of golf. This past December he was invited to help represent Canada in Tampa Florida for a world junior golf tournament. He loves the game of golf and he's very passionate and as a Father, I can see how amazing the game of golf is in all aspects of life and how it can enrich children to stay active and be passionate about the things they want to achieve in life.

With regards to this application my first objection is that there is no plan in place by the applicant to continue any golf activities on their application. I am asking the city of Vaughan to impose a condition that there must be an active golf season on the current lands without any shutdown or interruption.

There needs to be a plan that shows a new clubhouse and a new plan that shows the continuation of a golf course. The current Toronto Board of trade golf course has 18 holes on the east 18 holes on the west and 9 holes on the south. That is a total of 45 holes.

I understand the current application will reduce the number of holes that the golf course can sustain but I would like to recommend that there be At least 27 holes that can be retained in all of those entire lands.

I am expecting that all those green space lands or open space lands which are currently a golf course will remain a golf course as the conservation Authority and the Ministry of natural resources will surely want to retain those uses and protect the current wildlife and forestry especially where there is floodplain areas all along Clarence st. which the Humber River runs through.

Moreover the history and heritage of this golf course stems over many many decades and it is the current Jewel in the heart of Woodbridge and that cannot be changed as it has a pre-existing right to be there. All of my neighbours on my street share the exact same concerns with regards to this application.

I would like the City of Vaughan to implement this condition that in no event will the golf course be shut down during any of this application process and put the condition on the applicant to ensure that there are plans for a new clubhouse so that the golf use will be protected and will not be shut down at any period of time during the regular golf season.

Having an active golf course is also an advantage to the applicant as it will ensure and improve property values for the current community, existing homes and for possibly the new proposed homes in the application.

Once again I thank you all for taking the time to consider my concerns, and I am looking forward to having my concerns be met as a condition on this application. Also I am requesting that I be formally notified of any further proceedings with regards to this application in the future.

Sincerely Yours,

Lorenzo Bonofiglio
[REDACTED] ate House Court
Woodbridge Ont. [REDACTED]

Lawra Marzetti
[REDACTED] Gidleigh Park Crescent
Woodbridge, ON [REDACTED]

PUBLIC HEARING C84
COMMUNICATION
Date: Mar 3/20 ITEM NO. 4

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

Green Spaces Reduce Stress, Encourage Exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The health benefits of having access to "green space"—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature.

Green Space Strengthens the Immune System, Boosts peoples' mood, helps people live longer. "Research conducted in the United States, United Kingdom, and China have found that **people who live in the greenest areas have a reduced risk of mortality from all causes**, as well as a reduced risk of mortality due to kidney disease, respiratory disease, cancer, and stroke." (excerpt from an article from Chris Kresser <https://chriskresser.com/the-top-health-benefits-of-green-space/>)

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf Course.

Lawra Marzetti
[REDACTED]

Subject: [External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street
Attachments: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street .pdf; ATT00001.htm
Importance: High

From: Lawra Marzetti [REDACTED]
Sent: Monday, March 02, 2020 6:52 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street
Importance: High

February 28, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

**PUBLIC HEARING C 85
COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

Dear Mr. Coles

**Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757
Clarence Street**

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

To begin I am aware of the problems associated with NIMBYism. I would normally support increased density as it can bring great benefits to a growing city. I would not have a problem with a project of this size in an area in Vaughan that has the proper surrounding road infrastructure, or the ability upgrade the that infrastructure. The project within its scale being proposed in this environment with its physical and road infrastructure limitations is insane.

The proposed infill development will add an estimated additional 3000 vehicles, this will further tax the already congested roadways and turn the surrounding neighbourhoods into a nightmare. If you add to the fact that each vehicle takes an average of two trips daily, well you can see where this is going.

I am certain that you are aware that the area in question than envelops Woodbridge Ave and the surrounding area is already having traffic congestion problems. Expansion of roads to accommodate any further development, let alone one of this size, is not an option. This inherently will have spill over effect on the traffic feeding this area and will cause congestion problems for the wider Woodbridge area. There is also the issue of straining the infrastructure of storm and sanitary sewers. Who is going foot the bill for cleaning up this mess once the builders are gone?

The proposed infill also jeopardizes the balance of the current living and working environment in the area by:

- * Destroying the natural biodiversity of the area
- * Creating a chaotic environment that is detrimental to existing community members.
- * Reducing the Natural Heritage of the Community
- * Detrimental affects to the rich natural landscape that will lead to the destruction of wildlife.
- * Adding strain to the Humber river watershed and the surrounding wetlands (the risk is increased considering the effects of climate change)

I believe that a comprehensive traffic study must take place (taking into consideration applications already approved within the parameters of the affected community). A study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,



Ettore Naccarato

Vaughan resident and Vaughan Business owner

Subject: Board of Trade Golf Course development
Attachments: board of trade development.pdf

From: Tory Naccarato [REDACTED]
Sent: Monday, March 02, 2020 8:41 AM
To: Clerks@vaughan.ca
Subject: [External] FW: Board of Trade Golf Course development

*

From: Tory Naccarato
Sent: February 28, 2020 2:18 PM
To: clerks@vaughan.ca
Cc: maurizio.bevillacqua@vaughan.ca; mario.ferri@vaughan.ca; gino.rosati@vaughan.ca; linda.jackson@vaughan.ca; marilyn.iafrate@vaughan.ca; tony.carella@vaughan.ca; rosanna.defrancesca@vaughan.ca; sandra.racco@vaughan.ca; alan.shefman@vaughan.ca; sandra.racco@vaughan.ca
Subject: Board of Trade Golf Course development
Importance: High

Attention: city of Vaughan and honorable city representatives. Please see attached letter.

Tory Naccarato

**Elise
Castrodale**

**PUBLIC HEARING C 86
COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

3 March 2020

Dear Elected Officials,

I write to you both to voice my opposition to the Board of Trade development, but also to appeal to you to make a choice. You are being presented with an issue with clear fallout. Thousands of dedicated Vaughan citizens, who have paid their taxes, raised their families in a safe and connected community, and trust their elected officials to make the right choices are appealing to you to stop this development. From an urban planning point of view, in the most basic and obvious terms, this area was never designed to support the type of population and road requirements that are being proposed. This desire to push through a development without the basic infrastructure in place to support it opposes basic urban planning, the type of which a city should be well aware of.

From a human perspective, this is an existing and close community of real people and real families. Saying yes to this development ignoring the years of these Vaughan citizens doing their active duty to create a safe space, paying taxes, being good citizens. This development presents no benefit to these citizens, while the negative implications are obvious and numerous. Drastically increased traffic, noise pollution, air pollution, crowding, increased pressure on mental stress, the division of a close-knit community to name a few. It is easy in a position of power to get comfortable and forget that the source of that power lies at the hands of voters. That your position is connected directly to the citizens of this city you serve. These are real people, real families, who the development will have a real negative effect on.

Finally, in this day and age you cannot look at a development such as this and separate from the environment. It is easy to turn a blind eye. To watch the news and see fires in Australia, in the Amazon, and think "What a shame" – but they feel very far away and you are helpless to stop them. However, this is an opportunity right now. In real, absolute terms, you have the power to do something. It is not always easy in life to make the right choice. But you have the chance to be on the right side of history. This is your chance to help. This is your chance to know that when you were faced with the choice to destroy a forest, to pollute the air of Vaughan, to accept greed over a better future, that you can say fully and honestly that you did your part to leave your children and your children's children a better world. Be brave. If you turn your back on this issue you are complicit.

I believe that you are not hard-hearted. Please read the letters and look at the faces of the people who show up to protest this development in person. I believe that you don't want them to suffer. I believe that you don't want polluted air, congested roads, angry citizens. I request that you fund independent assessments of the impact of this proposal, including financial and well-being costs to individuals and the community as a whole. An ICBL must be granted to allow proper time for this. Please do the right thing. You have the power to make a difference. Politics is not just paper work. It is about taking a stand. Here is your chance. Be on the right side of history. We will remember on election day, and we will remember if you support this community you will always be welcome and a friend.

Sincerely,



Elise Castrodale

Subject: [External] The Country Club Golf Course Development
Attachments: Castrodale-Letter-BOTDevelopment.pdf

From: Elise Castrodale [REDACTED]
Sent: Monday, March 02, 2020 10:50 AM
To: Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] The Country Club Golf Course Development

Hello Clement,

I hope this email finds you well. I am writing regarding the development of The Country Club Golf Course (aka The Board of Trade Golf Course). I will be unable to attend the meeting tomorrow night at 7pm, and wanted to submit to you my feedback in writing.

I have been a citizen of Vaughan for 30 years. I grew up aware that it was a special place, unique for its greenery and strong sense of community. I whole-heartedly oppose this development.

I am attaching a word doc and pdf to this email. Please let me know if there is any other way that I can ensure that my words are received, or if you would prefer my submission in any other file format.

Can you please confirm as well that you have received this email and the files?

Thank you very much,
Elise Castrodale
[REDACTED]

Subject:

Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street Files OP .19.014, Z.19.038 and 19T-19V007

PUBLIC HEARING C87
COMMUNICATION

Date: Mar 3/20 ITEM NO 4

From: Chrys Balducci**Sent:** Monday, March 02, 2020 11:12 AM**To:** Clerks@vaughan.ca

Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>

Subject: [External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street Files OP .19.014, Z.19.038 and 19T-19V007

Chrystalla Balducci

Vaughan Mills Road
Woodbridge, Ontario

March 2, 2020
Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
 - * Creating an environment that is detrimental to the health of the existing community members
 - * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
 - * Reducing the Natural Heritage of the Community
- eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf Course.

Sincerely yours,

Chrystalla Balducci

Copy to Mayor and all Councillors and planners

Subject:

Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street Files OP .19.014, Z.19.038 and 19T-19V007

**PUBLIC HEARING
COMMUNICATION**

C88

Date: Mar 3/20 ITEM NO. 4

From: Corrado Balducci <[REDACTED]>

Sent: March-02-20 11:27 AM

To: Bylaw@vaughan.ca; DevelopmentPlanning@vaughan.ca

Subject: [External] Fw: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street Files OP .19.014, Z.19.038 and 19T-19V007

Corrado Balducci

[REDACTED] Vaughan Mills Rd
Woodbridge, Ontario
[REDACTED]

March 2, 2020
Bylaw and Development Planning
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
 - * Creating an environment that is detrimental to the health of the existing community members
 - * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
 - * Reducing the Natural Heritage of the Community
- eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,
Corrado Balducci

From: Rosanna Rosa Gastaldo
[REDACTED]

Subject: Board Trade Golf Course Development

Date: Feb 29, 2020 at 10:34:50 AM

To: clement.messere@vaughan.ca

Bcc: Rosanna Gastaldo
[REDACTED]

Dear Senior Planner,

My name is Rosanna Rosa Gastaldo, the daughter of
Pasquale and Giovanna Cammalleri who live at [REDACTED]

Wycliffe Avenue, along side

the proposed opening of the new road into the
development of the Board of Trade Golf Course.

Pasquale and Giovanna are the original owners of their
home. Living there for over thirty seven years and have
always maintained a pride of ownership. Their hard work
and sacrifice to own the home of their dreams, is now
being shattered not only by the proposed development,
but mostly impacted by the proposed opening of the new
road. Pasquale and Giovanna are in their mid to late
seventies and never imagined that their senior years
would be impacted in such a disruptive manner! This
stress has influenced their health through constant worry
of the extra traffic, noise, dust and the affect to their
reduced property value of their home.

Another important issue that pertains to their situation is

that their home is not designed as a corner lot. Today's corner lot homes are designed, with side and rear upgraded elevations to enhance the exposed sides of the home. This is obviously not going to be addressed on their home therefore this will also affect the property value of their home.

I am also offended and extremely disappointed that the Developer chose to assess the traffic on Wycliffe Avenue on a holiday from 11:00am to 3:00pm. This is absolutely crazy! They need to conduct their tests during times of rush hour between 8:00am to 11:00am and 4:00pm to 6:00pm on a weekday between the months of September to June when the traffic is at its greatest! I trust that your expertise can make a difference in helping to maintain Wycliffe Avenue as it is today and not approve the opening of the proposed road!

Sincerely,

Rosanna Rosa Gastaldo

Date: Mar 31/20 ITEM NO. 4

Lucy Salvati

March 1, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles,

Re: Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street
Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by:

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the **health** of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community
- Eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a Comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf Course.

Sincerely yours,

Lucy Salvati

Copy to Mayor and all Councillors and planners

March 3, 2020

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue,
737 and 757 Clarence Street
Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners. oppose the development of The Country Club by recognizing how invaluable it is to our environmental, cultural and natural heritage.

The proposed infill jeopardizes the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy. Woodbridge residents and those who are within the government should be protecting this green space and its history. The Country Club opened in 1965 and formally- Board of Trade Golf Course. This is a piece of Woodbridge's history and heritage. The course is an 18-hole championship course designed by the much-admired Canadian architect Howard Watson. Later, Arthur Hills, Arnold Palmer's most famous design partner, modified the golf course. Throughout its time, The Country Club was host to many prestigious amateur and professional tournaments.

The City of Vaughan protects its architectural heritage, its century homes such as the Wallace House on Woodbridge Avenue, and celebrates its rural past with its Agricultural Fair in the Fall. **Its Regional Official Plan also prohibits development of the green lands within the city, for which this golf course is a part!** The proposed development of The Country Club disregards this natural and historic heritage.

In addition, it is more important now than ever before to protect our bio-diversity and green space. The Country Club is a vast green space that is a part of the Humber River Valley system ecosystem. It is a place of beauty in all four seasons, providing beautiful vistas along the winding bends of Clarence Avenue. It is a refreshing urban oasis for all, with wetlands in adjoining valleys and habitat for all sorts of wildlife, including many species that are at risk, such as the Bank Swallow, Eastern Wood-Pewee and endangered bat species, to name a few. Local wildlife who live harmoniously in our woods will be displaced. Several thousands of healthy, mature trees that populate the golf course will have disappeared as the current bylaws that protect them will certainly have been defiled. The beauty, heritage, and legacy of the Woodbridge core will be gone forever!

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a environmental nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands' proposed intent for development.

The detailed studies are only possible with the implementation of an Interim Control By-law, to facilitate the completion of a comprehensive report that will scientifically document conservation priorities and science based environmental review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to designate to preserve the environmental, potential Cultural and historical character of the Board of Trade Golf-Course.

Sincerely yours

Anna Datri

Copy to Mayor and all Councillors and planners

Mario Rocca

Alpha Court

Tuesday March 3rd 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

**PUBLIC HEARING
COMMUNICATION**

Date: Mar 3/20 **ITEM NO.** 4

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the **health** of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

Eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Mario Rocca

Copy to Mayor and all Councillors and planners

Joe Nicoletto

Alpha Court

Tuesday March 3rd 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the **health** of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

Eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Joe Nicoletto

Copy to Mayor and all Councillors and planners

**PUBLIC HEARING
COMMUNICATION**

C93

Date: Mar 31/20 ITEM NO. 4

Alfredo Costanzo

Alpha Court

Tuesday March 3rd 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

**PUBLIC HEARING
COMMUNICATION**

Date: **Mar 3/20** ITEM NO. **4**

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the **health** of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

Eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Alfredo Costanzo

Copy to Mayor and all Councillors and planners

Alpha Court

Frank Rizzo

PUBLIC HEARING
COMMUNICATION

C95

Date: Mar 3/20 ITEM NO. 4

Tuesday March 3rd 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the **health** of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

Eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf Course.

Sincerely yours,

Frank Rizzo

Copy to Mayor and all Councillors and planners

Alpha Court

Bruno Donato

Tuesday March 3rd 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

**PUBLIC HEARING
COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the **health** of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

Eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Bruno Donato

Copy to Mayor and all Councillors and planners

Mauro Vari

Alpha Court

Tuesday March 3rd 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

PUBLIC HEARING
COMMUNICATION

C97

Date: Mar 3/20 ITEM NO. 4

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the **health** of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

Eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Mauro Vari

Copy to Mayor and all Councillors and planners

Rachel Chiovitti

Alpha Court

Tuesday March 3rd 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

PUBLIC HEARING COMMUNICATION C98

Date: Mar 3/20 ITEM NO. 4

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the **health** of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

Eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Rachel Chiovitti

Copy to Mayor and all Councillors and planners

March 3, 2020

PUBLIC HEARING
COMMUNICATION

Date: Mar 3/20 ITEM NO. 4

TO: City of Vaughan Honorable Mayor, Councillors and City Planners

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

Green Spaces Reduce Stress, Encourage Exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The health benefits of having access to “green space”—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature.

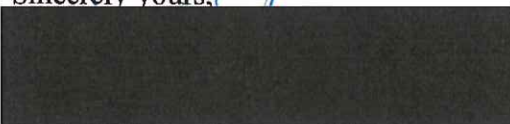
Green Space Strengthens the Immune System, Boosts peoples' mood, helps people live longer. “Research conducted in the United States, United Kingdom, and China have found that people who live in the greenest areas have a reduced risk of mortality from all causes, as well as a reduced risk of mortality due to kidney disease, respiratory disease, cancer, and stroke.” (excerpt from an article from Chris Kresser <https://chriskresser.com/the-top-health-benefits-of-green-space/>)

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

The proposed infill development will also challenge our existing infrastructures which will in turn have their own ripple effect of concerns and financial costs to the tax payers.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,



Maria-Domenica D'Agostino

Copy to Mayor and all Councillors and planners

March 3, 2020

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street
Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners. oppose the development of The Country Club by recognizing how invaluable it is to our environmental, cultural and natural heritage.

The proposed infill jeopardizes the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy. Woodbridge residents and those who are within the government should be protecting this green space and its history. The Country Club opened in 1965 and formally- Board of Trade Golf Course. This is a piece of Woodbridge's history and heritage. The course is an 18-hole championship course designed by the much-admired Canadian architect Howard Watson. Later, Arthur Hills, Arnold Palmer's most famous design partner, modified the golf course. Throughout its time, The Country Club was host to many prestigious amateur and professional tournaments.

The City of Vaughan protects its architectural heritage, its century homes such as the Wallace House on Woodbridge Avenue, and celebrates its rural past with its Agricultural Fair in the Fall. **Its Regional Official Plan also prohibits development of the green lands within the city, for which this golf course is a part!** The proposed development of The Country Club disregards this natural and historic heritage.

In addition, it is more important now than ever before to protect our bio-diversity and green space. The Country Club is a vast green space that is a part of the Humber River Valley system ecosystem. It is a place of beauty in all four seasons, providing beautiful vistas along the winding bends of Clarence Avenue. It is a refreshing urban oasis for all, with wetlands in adjoining valleys and habitat for all sorts of wildlife, including many species that are at risk, such as the Bank Swallow, Eastern Wood-Pewee and endangered bat species, to name a few. Local wildlife who live harmoniously in our woods will be displaced. Several thousands of healthy, mature trees that populate the golf course will have disappeared as the current bylaws that protect them will certainly have been defiled.

The beauty, heritage, and legacy of the Woodbridge core will be gone forever!

Orsola Massara
Woodbridge Ave.,
Woodbridge, ON

February 28, 2020

Todd Coles,
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

**PUBLIC HEARING
COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

My name is Orsola Massara. My husband, kids and I had moved from central Etobicoke to this magnificent community approximately 40 years ago! Since that time most of our extended family and cousins have also moved to the area. We have a very large extended family and network of very close friends that reside not only in the Board of Trade area, but also in Woodbridge and Vaughan in general. Not only do we live in the area, but we are actively involved in community, work, social activities in the area. If someone mentions a name of a Woodbridge resident, it would be very highly likely that at least someone in our extended family would know that person.

We love living in this very beautiful area. The area by the Board of Trade and Clarence street are especially unique as it is a biodiverse, natural heritage area that all citizens in the area and surrounding regions have enjoyed for many, many years. When I had learned about this proposal, I was absolutely shocked and really couldn't believe that such a horrific proposal could be submitted. My family, friends, associates, colleagues and visitors are adamantly against this proposal!

As citizens of Vaughan, we elected the Mayor and Councillors to act as our representatives, and to act in best faith!! Nothing less. Ramming something through without a democratic fair process, or without respect, first and foremost, for the needs and expectations of taxpayers/citizens would be completely non-sensical.

The proposed infill development endangers the natural balance of nature in the area and would adversely impact me, my family, relatives, and the community in very detrimental ways:

1. The Destruction of natural heritage features, that have made this area a very unique and special community and environment that has significantly contributed to the quality of life of all in the community and surrounding areas for decades.
2. Substantial biodiversity, wildlife, trees and unique fauna in the area creates a critical natural balance in the area. This is something that very few communities enjoy. The proposed infill development severely impacts this balance.

A number of citizens in the area have also already noticed that a number of trees and fauna at the Board of Trade have been mysteriously cut down. Isn't this prohibited!!

3. The proposed infill development will add at least several thousand more vehicles and will further tax the already congested roadways and turn our neighbourhoods into a nightmare. There is also no room to expand the major (and minor) arterials that connect us. Traffic will be at a standstill.

The proposed infill development makes absolutely no sense at all, and on behalf of my family, friends, relatives, and community, I am formally submitting my objection to the above proposed infill.

I believe that a detailed study supported by the following be performed:

- Cultural Heritage Impact Assessment;
- Environmental Impact Study;
- Comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community);
- Health Impact, Social Impact Studies, and other relevant studies

These are critical in order to properly assess the subject lands' proposed intent for development. These detailed studies are only possible with the implementation of an Interim Control By-law.

The Interim Control By-law will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

We respectfully ask that this matter be dealt with the highest priority.

We would also expect nothing but clarity, openness, and transparency through this process with no discussions behind closed doors!

Sincerely yours,

A black rectangular box redacting the signature of Orsola Massara.

Orsola Massara

Good evening, my name is Ferdinando Torrieri and my address is ON, [REDACTED]

I am sure that many residents of Vaughan have received the latest issue of Celebrate Vaughan Our City. Our Home. The issue boasts of the achievements that our city has accomplished in the last ten years. One of the underlying priorities of many of the councillors is dealing with Gridlock and Traffic.

This Gridlock is a result of the uncoordinated approval of various developments especially around the Weston Road, Islington Ave. and Kipling Ave corridors of our city.

Approving this planning proposal, in any fashion, will only exasperate the already intolerable situation.

It is imperative that this council adopt an Interim Control By-law.

Further to that I have submitted a letter objecting to this proposal and I will read to you the salient points of that letter.

Mary and Ferdinando Torrieri
[REDACTED] Kilmuir Gate
Woodbridge, Ontario [REDACTED]

February 27, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue,
737 and 757 Clarence Street

Files OP.19.014, Z.19.038 AND 19T-19V007

Dear Mr. Coles,

We have been residing in our current home for almost thirty-five years. We carefully chose this community because of the quiet and open green space environment surrounding the home away from the city of Toronto. Along with the members of our community, we are appalled and are resolutely opposed to the above highlighted complete application that has been made to the planning department of our city. By this letter, we are formally submitting our objection to the above highlighted complete application. Please note that this letter has also been distributed to the Mayor and Vaughan Councillors, as well as to the city planners.

This proposed infill development is not consistent with the City of Vaughan Official Plan (VOP). As per section 2.2.5 Intensification Areas, this site is not located in a corridor designated as an area for intensification.

The scope of this infill development will leave a profound and permanent blemish on our neighbourhood, which will have the following impact:

- The biodiversity, the trees, animals and open spaces will be clear cut and replaced with high density housing which will produce a negative impact on the air quality of our neighbourhood. Adequate air quality is an essential ingredient to the community's health and wellbeing.
- The size of this infill development means that our neighbourhood and all of downtown Woodbridge would be subject to increased levels of noise, unrelenting clouds of dust and construction debris which will be harmful to the community at large and especially our many older adults and children who currently live in the area.
- This new proposed infill development will add three additional major vehicular exit points from the development into our community, namely the exit onto Wycliffe Ave., and the two exits onto Clarence St. The current traffic congestion in our neighbourhood dictates that a trip during rush hours, from our home to the intersection of Islington Avenue and Langstaff Road, (a distance of three blocks), is a 20-minute trip. With this new proposed development, this trip will most likely become increased by a significant amount of time. This increased length of time spent in traffic congestion will almost certainly impact the quality of life of the community's residents.

- Based on the number of additional residential units being proposed, we expect that this new development will increase vehicular traffic by at least 2,400 cars which will further tax our existing poor infrastructure. The city has allowed intensification of downtown Woodbridge to the point that southbound Clarence St. is only one lane where it intersects with Woodbridge Ave. due to a recent condo which was built abutting the pedestrian sidewalk. It remains unclear how these additional cars will be accommodated given the limitations of our road infrastructure. Not only is this a vehicular traffic issue, but it will also continue to affect pedestrians accessing downtown Woodbridge. Presently, the intersection of Clarence St. and Woodbridge Ave. is congested during rush hour and pedestrian use of the crossings can be dangerous. With the increased vehicular traffic, this crossing will become more hazardous.
- The natural heritage of the community will be forever destroyed. This proposed infill development will eliminate the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

We believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environment Impact Study, a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community), Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development.

The detailed studies are only possible with the implementation of an Interim Control By-law which we are formally requesting. This in turn will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science-based environment reviews as well as other necessary studies.

In addition, we request the City Council provide the current landowners a Notice of Intervention to Designate to preserve the cultural character of the Board of Trade Golf Course property.

At the public hearing scheduled for March 3, 2020, it is imperative that all discussions concerning this proposed development are done in an open and transparent manner, with no "In-Camera" or behind closed doors meetings.

We ask that this matter be given the priority and merit it deserves. Thank you in advance for your attention and cooperation to this issue.

Sincerely,



Mary Torrieri

Ferdinando Torrieri

cc: Mayor Bevilacqua and all Councillors and Planners

Good evening members of City Council.

My name is Frank Troina. My family and I have been Vaughan residents at [REDACTED] Kilmuir Gate for 24 years. We were drawn to move into this neighbourhood with our young family by the natural beauty of the open spaces and the closeness to nature. I have envisioned my retirement years in this quiet and peaceful community. We are passionately against the proposal as this will most negatively impact our daily lives.

I would like to thank this council for having the courtesy to arrange a 7:00 PM meeting this time around. It was on May 8th, 2018 at 1:00 PM during a workday that an Interim Control By-Law was first proposed by our community in opposition with what could be the largest in-fill development that Vaughan has ever seen.

Many could not attend and those who did, affirmed emphatically that as a community we stand opposed to increasing the density of our neighbourhoods without this council adopting an Interim Control By-law. An Interim Control By-law would give this council time to consider the impact of their decision. The applicant in their cowardice removed this application from the scrutiny of this council and our community the morning of May 8th, 2018. On May 8th this council did not support an Interim Control By-law because the development proposal was removed. It is now March 3rd, 2020 and here we are again.

At a time of heightened environmental concerns this enormous development scheme is an affront to our community. With stormwater management ponds being dropped into environmentally sensitive flood plains as band aids to mitigate the natural drainage that would be lost to the applicant's proposal. Will the applicant be held accountable for the flooding of our roads and our homes in the case of flood events? Moreover, this applicant has shown us what their idea of a tree is. To them a tree is an obstacle. A tree is something that must be cut down before the arborist report can be completed. It is the actions on the property of 20 Lloyd Street that has forced the community under the flag of Keep Vaughan Green to lobby this council for a Tree Protection By-Law which was adopted on March 20, 2018. Since that time this community worked with this council to save trees on this property.

This proposed development will see the removal of more than 1300 mature trees destroying habitats of many species. At a time when Vaughan tree canopy cover is a measly 17%. Are we to trust the applicant with tree "replanting" after so many have been cut down? I hope that this Council finds the wisdom and the courage to adopt an Interim Control By-Law to help us defend green spaces for future generations. The needs of today should never jeopardize the needs of tomorrow.

We have a gem in the heart of our city that needs to be protected by an Interim Control By-Law. What reasonable and environmentally conscious individual would not want to preserve our precious open spaces and historically significant lands for future generations?

The residents of Vaughan are and continue to be the victims of this unprecedented attack on our communities by overzealous developers, even some who use their money to masquerade as "Vaughan Working Families". Why tinker with an already established

community? All I ask from you, our elected officials, is to use your common sense and to look at the grand scheme of things and recognize that things are not right. There needs to be a reset. Be the voice of all citizens of Vaughan, not just to the few. Do not allow the destruction of such a significant area of green space without careful third- party consideration. It is an idyllic property that contributes uniquely to the character of the overall area. We urge you to support the Interim Control By-Law.

Prior to the municipal election, this development called for about 600 dwelling units now we hear that it jumped to over 1200. Do the math! Each unit will probably represent two more vehicles on the roads. That's another 2400 cars on our roads. More importantly the density of vehicles will impact our neighbourhood streets even more, placing both young and old at risk. Taking a leisurely walk and cycling will be a thing of the past. Simple physical activities such as jogging and walking to the parkettes will become more problematic. Open space is open space. Leave our established streets and communities alone.

I respectfully ask Council to fund independent assessments of the impact of this development proposal, including financial and well-being (health) costs to individuals and the community. We all demand that an ICBL be granted to allow proper time for this. No more discussions or decisions behind closed doors. Make your decision tonight with the community eye to eye. We deserve elected officials who show integrity through and through. Do not be afraid to stand up to this applicant. The sustainability of our neighbourhoods, our communities, and our city hang in the balance on your decision to adopt an Interim Control By-Law.

Thank you for your attention to our concerns.

Rose and Frank Troina
[REDACTED] Kilmuir Gate.
Woodbridge, ON
[REDACTED]
[REDACTED]

February 28, 2020

To Whom It May Concern,

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

Regarding the above noted applications, and having thoroughly reviewed the applicants' submissions, we are formally submitting our objection to the above highlighted complete application.

My name is Frank Troina. My wife Rose and I, as well as our children have been Vaughan residents at [REDACTED] Kilmuir Gate for 24 years. We decided to move into this neighbourhood with our young family as we were drawn by the natural beauty of the open spaces and the closeness to nature. I have just recently retired and have been envisioning my retirement years in this quiet and peaceful area. We had factored on living in our home well into our retirement. We are passionately against this proposed development as it will most negatively impact our daily lives. Transportation alone will become a nightmare. Our road systems can not withstand more traffic congestion. Plans to widen streets will not alleviate but exasperate the traffic problem.

This development proposal will jeopardize the natural balance of nature and its beauty in the surrounding neighbourhoods and presents the following concerns:

- * Destroying the natural biodiversity of the area; The proposed development will destroy the beautiful landscape and virtually the home of numerous animals. The inherent biodiversity of the area is a gift that very few communities enjoy.
- * Creating an environment that is detrimental to the health of existing community members.
- * Increasing the traffic congestion that already exists and continually worsening with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community.

. The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare. There is no immediate access to rapid transit which in turn will mean more vehicles on the roads.

We believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development.

The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

There is a great and growing concern over the negative implications for residents who reside in the immediate surrounding neighbourhoods. The community at large is against this development proposal. It is creating a lot of stress and anxiety to our neighbours and beyond. This proposed development will not only impact the immediate area but also the extended to areas all around. Open space is open space. Why would any environmentally conscious individual change the zoning determination of this property and destroy a piece of paradise? We need, we must preserve our precious open spaces and historically significant lands for further generations to enjoy. We ask that this application and our concerns be carefully examined and that you will show responsibility and insight to the inherent dangers that this proposal will have on our community for years to come. Thank you in advance for your attention in this matter.

Sincerely,

Rose and Frank Troina

TONY WIRN
AYTON CREB.
WOODBRIDGE, ONT

PUBLIC HEARING
COMMUNICATION

C106

Date: Mar 31/20 ITEM NO. 4

GREATER WOODBRIDGE RATEPAYERS ASSOCIATION
BOARD OF TRADE (COUNTRY CLUB) GOLF COURSE – D

The GWRA is restating its position for the 2nd time to say “NO DEVELOPMENT” regarding the Board of Trade (Country Club) Golf Course. Council can’t compare Woodbridge’s 290 acres of open green space to Maple’s 900-acre Vaughan Park, formerly a landfill garbage dump.

In August 2017, we were in Oakville supporting their ratepayers wish for an ICBL. The Oakville Council and staff unanimously endorsed this decision. The Oakville Council has stood strong to financing a NO Development message at the OMB and the courts. In Sept 2017, the GWRA stood firm to express to Vaughan Council, to follow Oakville’s lead to create an ICBL during the 1st application. This 2nd application needs to have an ICBL.

All development applications impact surrounding communities. There are over 5,000 units proposed for our area which is going to exacerbate transportation, community services, schools, emergency services and infrastructure connections to surrounding established neighbourhoods. This is the largest reprehensible historic infill application in Vaughan, but particularly in Woodbridge’s jewel green open space, formerly an indigenous Huron - Wendt territory.

The plan shows City-owned land incorporating a Kipling Ave and Langstaff Rd proposal to accommodate the developer’s traffic shortfall. As the 2nd application stands, it needs Official Plan Amendments (OPA), Zoning Bylaw Amendment, and Draft Plan of Subdivision approval. Without staff and Council approval, this proposal is dead. Let’s enlighten the people that there has been an offer to purchase the National Estates Golf Course for development by the same people according to the Globe & Mail (October 18, 2019).

The GWRA has been to several OMB/ LPAT Tribunals:

The Woodend Proposal - has destroyed designated low-density estate zoning (2 acres or more) south-east of Pine Valley/ Mjr Mac.

Gatehollow Estates (Islington/ Sonoma Heights) – The staff/ Council unanimously supported No development. The M of NR and TRCA acquiesced. The City’s retained lawyer was redirected by our Council to agree to developing 2 – 6 story condos. In this decision, we found out that all strip plazas are now predesignated to 4 story intensification, including the Velmar proposal (Rutherford Rd/ Velmar Ave near Weston Rd).

Mounsey Ave/ Clarence Rd – The proposal adjacent to the Board of Trade, the TRCA, developers’ team, and lawyers hung up on the GWRA discussing conservation, topography, and hydrogeology issues on an LPAT teleconference, saying it was too technical for us to decipher – where is the community respect for involvement?

The Appian Way Extension - There ‘s an outstanding court order that Council has been privy to since 2015 to follow subdivision agreement, not severance which was intended for the

developer to build the road. The Committee of Adjustment judgement wasn't the same as the written correspondence and forced us to get an OMB decision to uphold 1 entrance unnecessarily. The audio and minutes of the C of A wasn't working to fall back on for our records.

It's time for the City of Vaughan to refund costs associated with these Committee of Adjustment and OMB/LPAT Tribunal judgements which handicap the residents of Vaughan.

We've been directing concerns to City staff and Councillors with little or no response. Senior city management are being removed or resigning in alarming numbers making residents ponder if City Hall is a suitable place to work without fear of reprisal for their impartiality. It's time for city staff to stand tall professionally to respect the wishes of the community like they did in Oakville.

It's time for our Council to understand that we are many votes, the developers are a few. We can choose developers that will comply with our community vision.

We need to emphasize that it's "No" to the development. Council needs to create an ICBL to include stopping the application process dated Dec 23, 2019, so that developers don't bypass the ICBL and go to LPAT.

Woodbridge represents 100,000 people with major business, transportation corridors, and economic clout. We can be masters of our own destiny respecting Master Plans, and zoning issues, respect established mature neighbourhoods, and properly develop the Hwy 7 corridor between Islington Ave and Kipling Ave with a full BRT service. We want residents wishes to be taken seriously.

We are underrepresented by council seats regarding a Woodbridge vision of growth. We are urging our M.P.P.s and M.P. to intervene in this matter due to Council's ambivalence to the manner in which associations and residents are pouring hard earned money frivolously at OMB/LPAT Tribunals. Our Council shows lack of leadership and a willingness to work with the residents in protecting established neighbourhoods.

The GWRA says NO to this development and to establish an ICBL to study the ramifications of this proposal to our community.

Good evening members of cour

My name is Sabrina , and I am here to ask you to grant an Interim Control bylaw for permit Application 19T-19V007.

I have lived in Vaughan for almost 40 years and have watched it change from farm land and forest all around to becoming an urban area. I have seen it change for the better and I have also witnessed changes that have hindered it. The application to rezone the Board of Trade to a residential area will have the most impact on my family, my neighbours and myself.

Accepting this proposal without granting an interim control bylaw will change my area forever.

Construction on this green space will not elevate the quality of life for anyone in my neighborhood. It will create more congestion on the roads that are already backed up. In fact, When I have to take my son to swim lessons at Woodbridge memorial I can either take clarence south to Woodbridge Avenue where I have to wait a few light changes before I can turn left because woodbridge avenue is always backed up.

My second option is to take islington south bound where I am stuck in grid lock. A drive that should take 5 minues turns into a 20 minute one.

More homes means more cars and traffic. we don't need studies to tell us that. we are not incompetent. Take a drive during traffic

hour and then imagine what the impact of 3000 more vehicles in small space will create and tell me if the infrastructure is conducive to building this so called "Village"

.

Does their supposed traffic study even take into consideration traffic from projects that are still under construction? If I wanted to live in traffic I would have bought a home downtown Toronto. I speak on everones behalf when I say we took pride in choosing this area because of its green space and the quiet lifestyle it provided. We don't want more cars on our roads!

Besides the traffic I had the opportunity to briefly look at the tree study that was conducted. I stopped after only the first page. Oddly trees that were worthy of being saved were located exactly on the lot lines of the proposed development.

Does the developer think we are all stupid? The Arborist report is an insult to our intelligence. Trees with diameters of 13 meters are being cut? If I proposed that for a tree in my backyard I would be arrested.. trees of that magnitude should be treasured and preserved.

Finally allowing an entrance or exit into an already complete street such as Wycliffe is ridiculous. Councillors the idea that a home in an established area be demolished to create a road is absurd.

Have you driven by The home the developer is proposing to take down? It is not a decrepit old house. It is a beautiful home that has been landscaped. Why would we allow it to be rezoned into a road? Also what happens to the homes that will now flank it? Why do they have to suffer a loss to the value of their home?

If they wanted a corner lot they would have purchased one. The idea to tear it down to build a road to suit the sole benefit of a builder is ridiculous. No one would like to have a neighbor's home teared down only to have a street replace it. Not to mention that these homes flanking the proposed street opening were never even intended or aesthetically designed to be corner lots.

Finally, I chose to live in an established area for the mere reason that I do not want to live in dust or dirt or be inconvenienced by construction crews and dump trucks dumping driving by to drop fill especially into this pristine area. Had I wanted to do that I definitly would have bought in a new build subdivision outside of My area where the price of a home like mine would be significantly less. I chose this area for the

mere fact that it was complete. An area that was already established.

Mr. Bevelacqua in September of 2019 following an educational open house hosted at Doctors McLean District Park: you stated “In Vaughan, we are dedicated to championing healthy and sustainable neighbourhoods that will continue to elevate the quality of life for everyone.

Well Accepting this proposal will not elevate the quality of life for anyone who lives here. It will not benefit anyone but the pockets of the developers who definitely do not live in this area being affected. i can guarantee elevating density to this magnitude is a

hinderance to our quality of life. There will be less greenspace, gridlock, mess on the roads and more pollution with less trees to counteract it.

Councillors I urge you all to take a drive on Clarence to see the beauty that lies there and afterward take a drive on Islington preferably during traffic hour to see what road congestion feels like for us. Bear in mind what an additional 3000 vehicles would do.

I am not opposed to developing land however, allowing construction of this magnitude in an already complete neighbourhood over a beautiful green space will certainly destroy my neighbourhood. Homes can be built

anywhere else in Vaughan but not on this greenspace that is already established!

This area is our home and should not be desiccated for the sole purpose of the developer and builder. They should not be allowed to change our landscape for their benefit alone.

Council members I urge you to grant an interim control bylaw so that alternate non biased studies can show the true impact that this construction will have on our community.

Thank you for your time.

Ingrid Harris
Wycliffe Ave
Woodbridge, ON

PUBLIC HEARING
COMMUNICATION

C108

Date: Mar 3/20 ITEM NO. 4

Mayor Bevilacqua, Regional and Local Councillors and City Administration.

I am here to share my objections to the Clubhouse Developments Inc, Files OP.19.014, Z 19.038 and 19T-19V007.

This evening I will share how this development will impact:

My Family

Our Community and

The Environment

Call to action: for the implementation of an Interim Control By-law allowing for non-biased studies to be completed which may include Environmental Impact Study, a comprehensive Traffic Study, Health and Social Impact studies.

Every morning our family alarm clock goes off at 6am. My husband wakes up gets his coat on, backs his car out of our garage, and reverses into our driveway. When I return from my early morning workouts at Al Palladini, I do the same thing; I reverse my vehicle into our driveway. This is how we start our daily routines, because if we don't do it, we can sit for minutes waiting for a gap to get onto Wycliffe. In the morning our street is busy with neighbourhood commuters, school buses and overflow cars diverted from Rutherford Road gridlock and commuters heading towards Highway 7 and 400 series highways.

The proposed development has identified 241 Wycliffe, which is kitty corner to our home, to be a "secondary" entrance; however in reality this will be a main exit/entrance to this development as it is the furthest Northern access and closest to Regional Roads: Islington Ave. and Langstaff Road. This entrance will create additional congestion for my family, my neighbours and we'd like a stop to creating this "secondary" entrance at 241 Wycliffe Ave; which is my 2nd call to action.

Conservatively estimating the proposed infill development of 1215 units will add a minimum of 3000 additional vehicles; ***the question is how will our current road network infrastructure support this intensity?***

In the Traffic Study prepared for this proposal it clearly uses the term for our current road network as **disjointed**. As our only east/west passages are Rutherford Road and Highway 7; both Woodbridge Ave and Langstaff Road do not have current capacity to create flow or deal with overflow. And when we look at North/South roadways: Highway 27, Islington (only until Langstaff) and Weston Road providing 2 lanes of road surfaces which carry at full capacity at morning and afternoon rush hours.

If we step back from this proposed development and consider the development occurring in the Greater West Vaughan area where another 3700 units are being either proposed or developed, it isn't logical to consider this proposal for our community. An overarching road network review should be performed to understand the impact of all proposed and underway developments in Vaughan.

In addition to the traffic concerns, the proposed infill jeopardizes the natural balance of nature in the area by:

- Destroying the natural biodiversity of the area by reducing the amount of open green space, which is home to a variety of animals:
 - Just the other evening, a fox with a rabbit in its mouth was wandering along my sidewalk
 - My neighbours and family have seen coyotes, wild turkeys, and deer wandering the neighbourhood. We don't want this to change!
- Recognizing the Board of Trade adds to the existing natural corridors which includes Boyd Conservation Park and Kortright Centre of Conservation; allowing for migration of animals within our community ecosystem
- Allowing for a removal of an estimated 1,800 trees to make way for the development
 - Why would we remove trees? Trees enhance property values, improve health and well-being, lower summer air temperatures, and provide wildlife habitat.

The inherent biodiversity of this area is a gift very few communities enjoy, please help us preserve it for our future generations.

I've shared how this proposed development will impact my family, my community and the environment. I have

2 Call to actions:

1. For the implementation of an Interim Control By-law allowing for non-biased studies to be completed, and
2. No entrance to the infill development be allowed at 241 Wycliffe Ave.

End with the following quote by Helen Keller:

'Alone we can do so little, together, we can do so much.'

Thank you

Not in my Front Yard!

{ Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade
Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

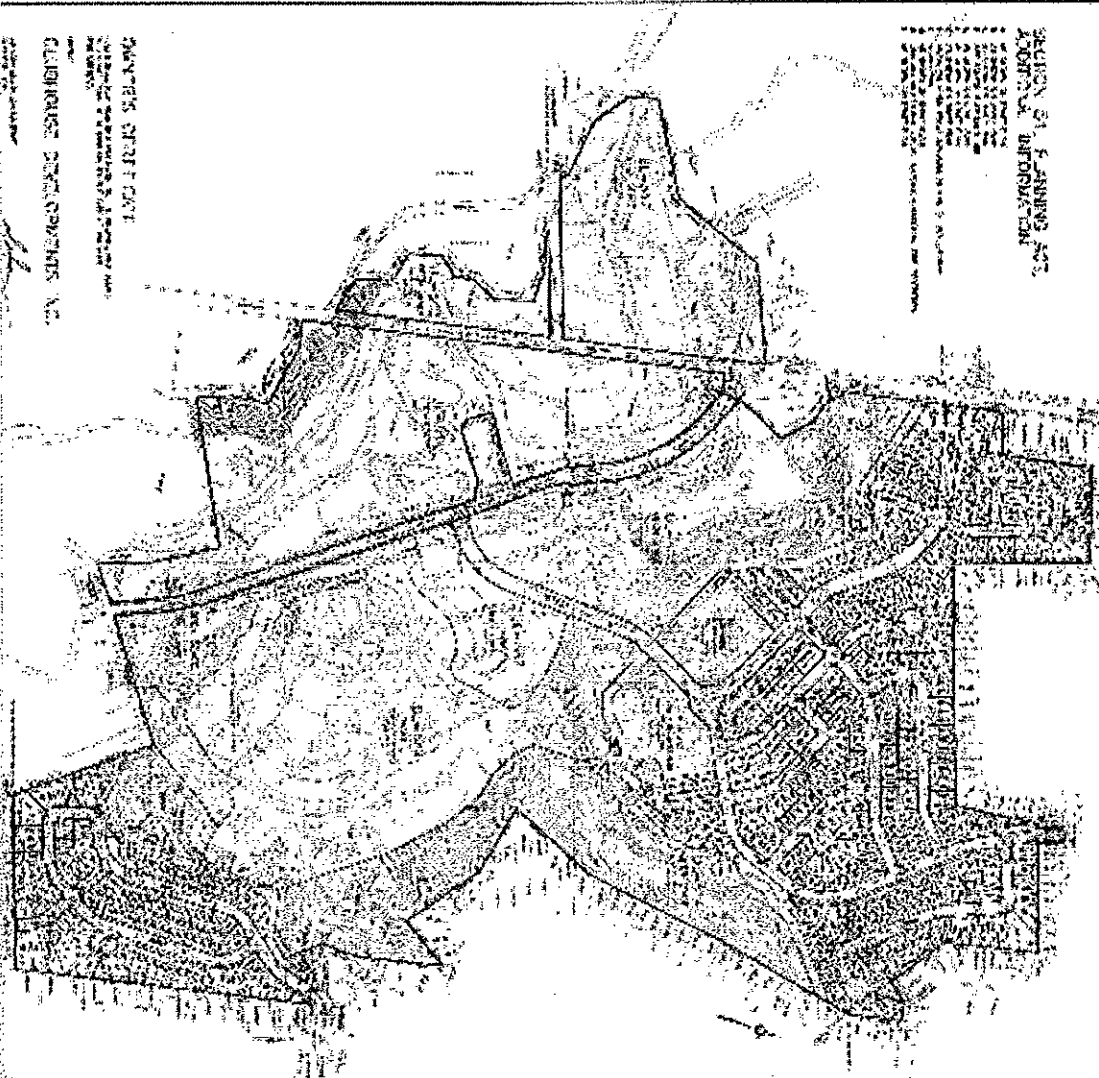
Ingrid Harris
Wycliffe Ave.



& Background
& Family
& Community
& Environment

Not in our Front Yard!

SECTION 54, F. B. I. FORM NO. 23,
JULY 1963 EDITION
GPO : 1963 O - 352-000

[illegible]

STUDY OF

2000

USE OF AN ILL

[illegible][illegible]

PROSECUTOR GENERAL

MATHS EXERCISE		DATE	
1. Add	2. Subtract	3. Multiply	4. Divide
$\begin{array}{r} 12345 \\ + 6789 \\ \hline \end{array}$	$\begin{array}{r} 12345 \\ - 6789 \\ \hline \end{array}$	$\begin{array}{r} 12345 \\ \times 6789 \\ \hline \end{array}$	$\begin{array}{r} 12345 \\ \div 6789 \\ \hline \end{array}$

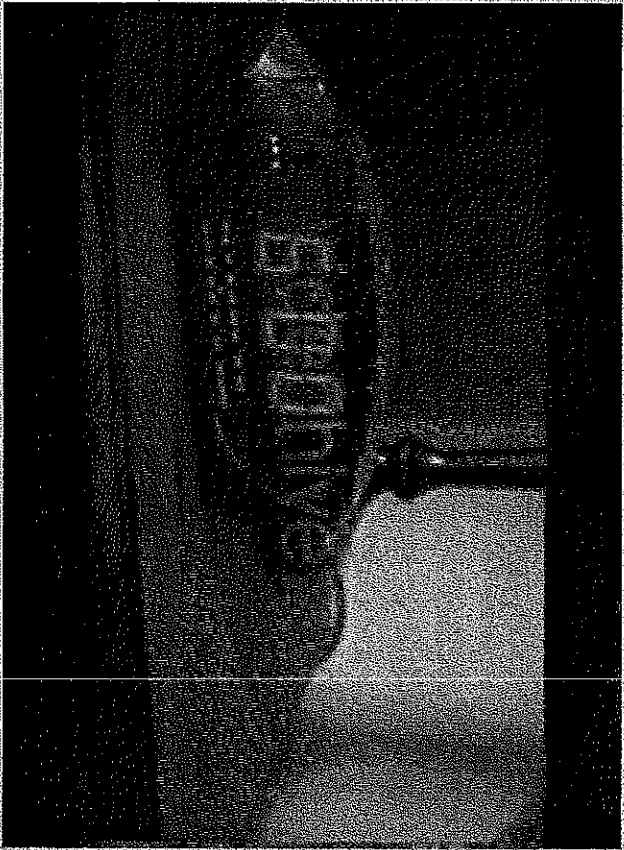
— 3 —

PROJECT No. 12817
SHEET 204 NO. 20-6
DWG No. - 19-2

Draft Plan of Subdivision

Satellite View





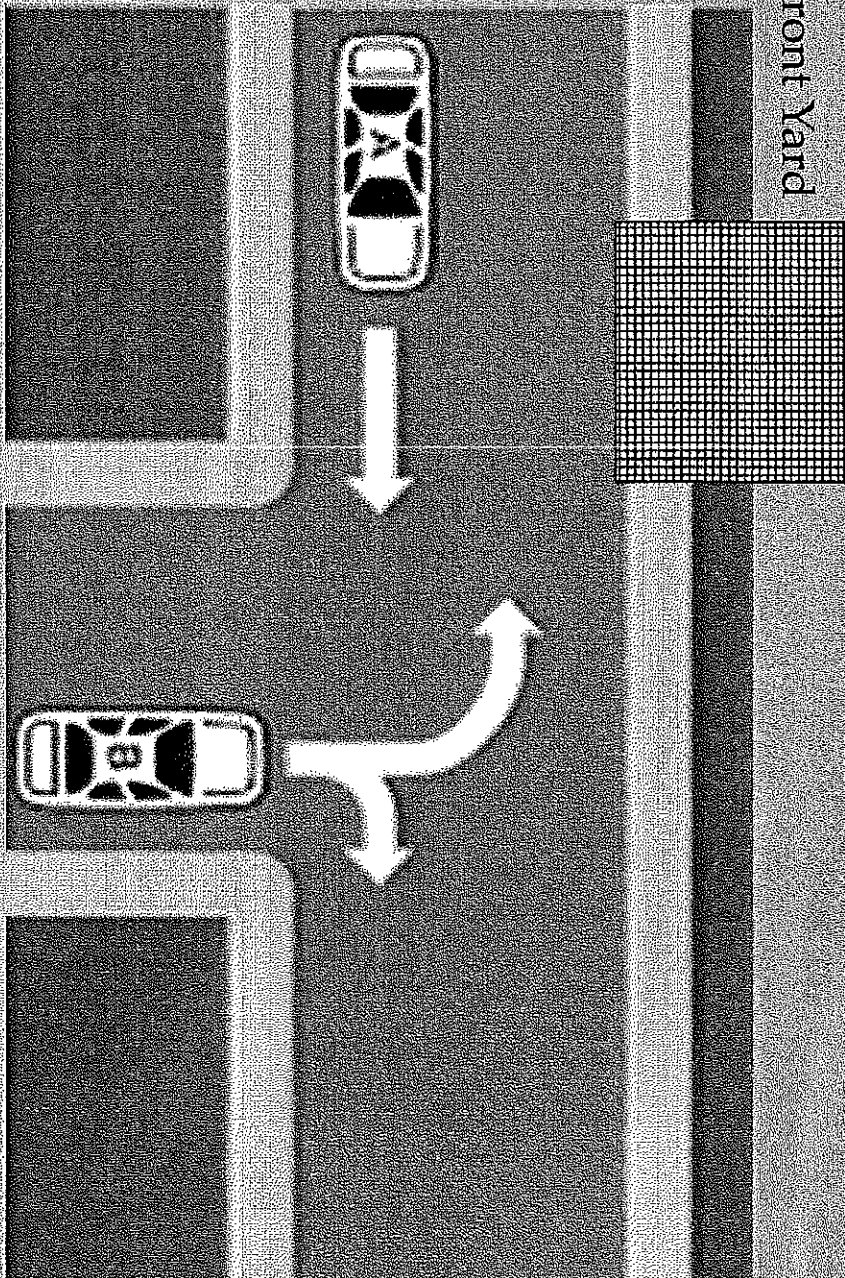
Family – Our Story

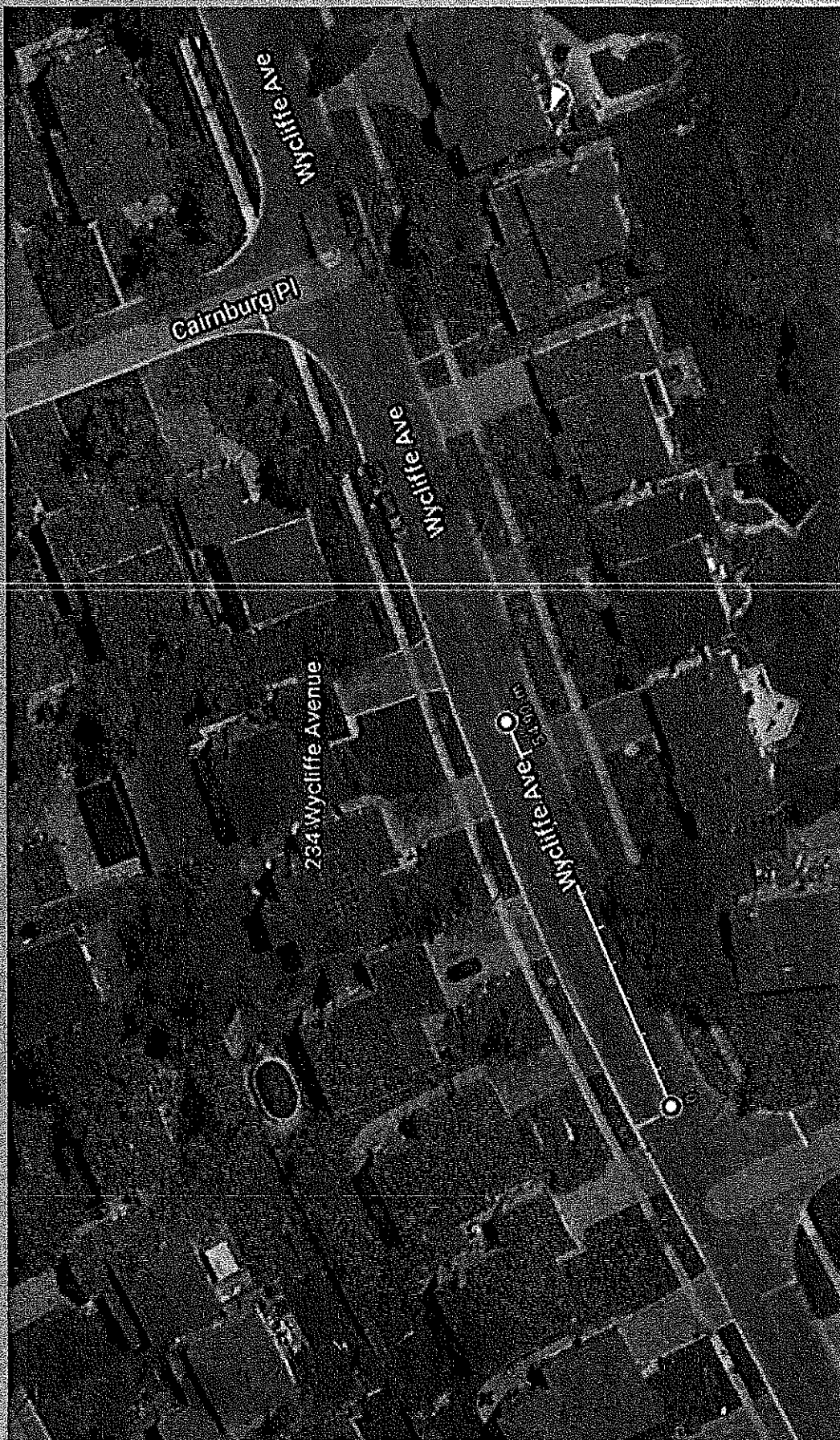
My New View?



How do we drive out?

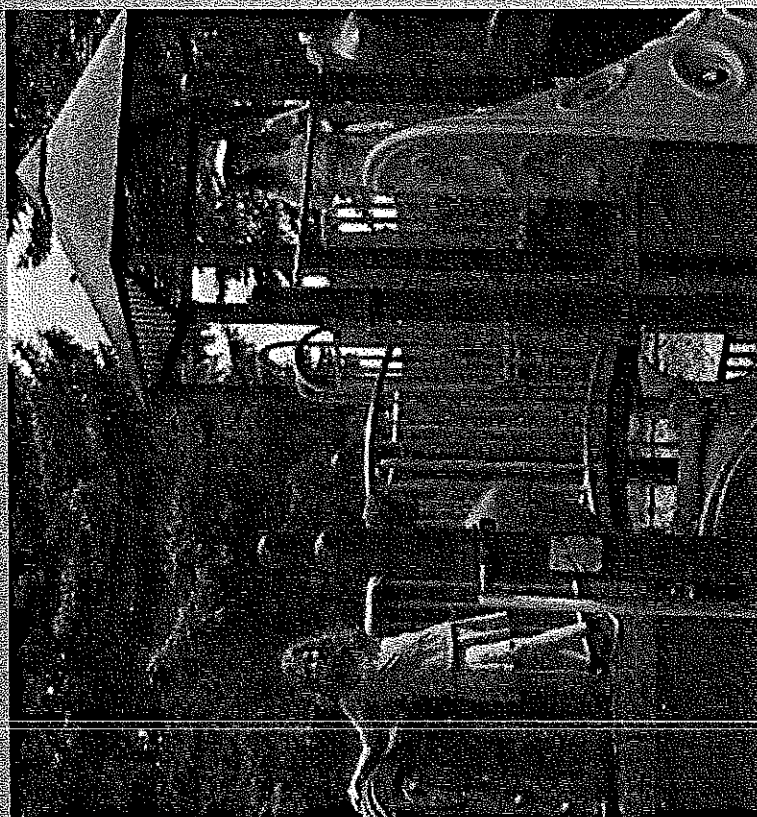
My Front Yard





Stop-tional

[illegible]



Safe place for kids to play

{ Kortright Centre of
Conservation



{ Boyd Conservation Park



Environment – Natural Corridors

Environment - Biodiversity



In my front yard, sidewalk and neighbourhood

'Alone we can do so little,
together, we can do so
much.'

- Helen Keller

→ Madam Chair, Your May.
Good evening Vaughan Council,

PUBLIC HEARING
COMMUNICATION

C109

Date: Mar 3/20 ITEM NO. 4

In addition to my letter to the City and elected officials on Thursday, February 27, 2020 08:50am we are specifically affected by the proposed road on Wycliffe Avenue and are greatly against this aspect of the plan.

My name is Monica Guido I am a Vaughan resident living at [REDACTED] Gate House Court and my parents Nancy and Antonio Antonelli live at [REDACTED] Wycliffe Avenue. This is one of the homes next door to the proposed road. We have been Vaughan residents and have lived on Wycliffe since 1989. We feel violated and this has greatly affected the health and marriage of my senior parents.

The demolition of 241 Wycliffe and the proposed road is your worst nightmare as a home-owner, this is the reality we speak of today! The road will make my parents' home an island with zero property value and virtually unmarketable. It is unfair my parents at [REDACTED] Wycliffe have been paying their taxes for the past 30 years and upheld their property beautifully only to have their home worthless by this application. The traffic will be greatly affected by over 3000 vehicles going in and out of Wycliffe Avenue with the proposed road.

It is unethical to force my parents home to become a corner lot after 35 years standing as a part of this community. It is architecturally and physically non-conforming and ultimately, valueless. We will not adhere to making their home a corner lot and will take legal action against transforming the architecture of their lot. It will take more than a few feet added to the lot line to make a home a corner lot. The house was not built as a corner lot and has characteristics such as windows and doors that would never be allowed on a corner-lot-design next to a road. The house is ultimately valueless as we await decision on the plan and the impact it has on the home.

On Thursday February 20th, 2020, I personally met with Mr. Billy Tung, Partner at KLM Planning Partners Inc and Mr. Alky Poulias, Principal at PDC (Poulias Development Consulting Inc) at the KLM head quarters at 64 Jardin Drive in Concord, Ontario. I requested the meeting to specifically discuss the road on Wycliffe Avenue. To my dismay, I was advised that it was the City of Vaughan –including Vaughan City Planners, Transportation Engineers etc. that requested a road to open up on Wycliffe Avenue back in 2017. Therefore, the developers assembled a team to execute the City's wish in order to solidify the development.

The goal of this assembled team was to buy a house on the street to build a road. To our knowledge, the previous owners of 241 Wycliffe were asked to sign a non-disclosure agreement to hide the identity of the purchasers, and the previous residents were instructed to not speak of the transaction since they knew it was a despicable act of autocracy. This is how the City of Vaughan is instructing developers and their wishes to create a road, which in turn, determined the actions, carried out by the developer. **Autocracy** and dictatorship were once used interchangeably to describe a form of government. I was disgusted by what I heard and the role of the City of Vaughan along with their relationship with the developers.

The City of Vaughan advised the planners and developers to create a team to--- I quote---knock on all the doors on Wycliffe Avenue and sway a resident to sell their home at a price far above market. Mr. Poulias notes he was not on the team but knew well that there was a team to accomplish the City's ask.

According to the Planner and Developer, the City of Vaughan wants the new neighborhood to access Wycliffe for the following reasons:

1. To utilize the park on Wycliffe and Kilaran. My thought is with hundreds of millions of dollars spent on land and development, can the developers not afford to build a park for the residents of this new development?
2. To walk to school. I lived at [REDACTED] Wycliffe for 30 years and I was 1.1km to the closest Catholic Elementary school therefore 100m from anywhere surrounding [REDACTED] Wycliffe will be bused to school according to the Ontario elementary transportation guidelines, so if the children are bused, why do they need a road to access Wycliffe, they can use Clarence. The other Elementary school is almost 3 km away and so is the Public School noting a bus is necessary for anyone in the new subdivision to attend school.
3. The last point they explained is to integrate the neighborhoods. Why doesn't the developer integrate the two developments one behind the Wycliffe Area and the other off Lloyd Street and Gamble. If they integrate the two new communities, they now have four main entrances and Wycliffe Avenue is not needed at all.

Disrupting the architecture and flooding the traffic onto Wycliffe is not a positive way to integrate. We are an established community that already has traffic concerns from Sonoma Heights because Rutherford and Islington is such a traffic nightmare; they use Wycliffe to get close to Langstaff in their commute to and from work.

Mr. Tung and Mr. Polias state that making a road leading to Wycliffe is not necessary. There are two proposed entrances into this development onto Clarence and we feel the third on Wycliffe is not necessary. The planning act noted the need for more than one entrance for emergency vehicles; nowhere does it state the need for three entrances. I noticed for the most part, there are only two entrances into new developments in Vaughan and we are requesting the street to Wycliffe be eliminated from the plan.

Thank you for your time.

NOTICE OF PETITION

A petition has been submitted with respect to the following matter and a copy is on file in the Office of the City Clerk:

Meeting & Date: Committee of the Whole (Public Hearing), March 3, 2020

Communication No.: C110

Agenda/Report No.: Item 4, Report No. 10

Item: CLUBHOUSE DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT, FILE OP.19.014, ZONING BY-LAW AMENDMENT FILE Z.19.038, DRAFT PLAN OF SUBDIVISION FILE 19T-19V007, VICINITY OF CLARENCE STREET, ISLINGTON AVENUE, NORTH OF DAVIDSON DRIVE

Particulars of the Petition:

Dated: No date.

No. of Signatures: 535

Submitted by: Mr. Nick Pinto, West Woodbridge Homeowners Association, Mapes Avenue, Woodbridge

For a copy of the petition contact:

City of Vaughan, City Clerk's Office, 2141 Major Mackenzie Drive, Vaughan, L6A 1T1
Tel: (905) 832-8504 Fax: (905) 832-8535

Subject **Clubhouse Developments Inc. - 20 Lloyd Street, Woodbridge -
Files OP .19.014, Z.19.038 and 19T-19V007**

From Andrea C. Lutzeier [REDACTED]

To <maurizio.bevilacqua@vaughan.ca>, <mario.ferri@vaughan.ca>,
<gino.rosati@vaughan.ca>, <linda.jackson@vaughan.ca>,
<marilyn.lafraite@vaughan.ca>, <tony.carella@vaughan.ca>,
<rosanna.defrancesca@vaughan.ca>, <sandra.racco@vaughan.ca>,
<alan.shefman@vaughan.ca>, <clerks@vaughan.ca> 1 more...

Cc [REDACTED] ep Vaughan Green
<keepvaughangreen@gmail.com>

Date 2020-03-02 19:33

Priority High

roundcube 

**PUBLIC HEARING
COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

- Letter to City Clerk March2.2020.pdf (~251 KB)

The Lutzeier Family
Waymar Heights Blvd.
Woodbridge, ON

March 2, 2020

Delivered By Email:

Todd Coles, City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Mr. Coles:

**Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course),
241 Wycliffe Avenue, 737 and 757 Clarence Street
Files OP .19.014, Z.19.038 and 19T-19V007**

By this letter we are **formally submitting our objection** to the above highlighted complete application, and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

We have been living adjacent to the subject lands (Board of Trade Golf Course) since 1975 – **over 45 years** – and have seen the Village of Woodbridge grow from a rural village surrounded by farmland, to a town, to what is now the City of Vaughan. There was no development from north of Gamble Street (Pine Grove) to north of Major McKenzie Drive (Kleinburg). We could buy tomatoes and vegetables from the roadside and smell the fresh air. It was a real community with a local hardware store, the Wallace grocery store, local post office, etc. Everyone knew each other. Over the years we have seen the community grow and change.

We continue to live in Woodbridge (Waymar Heights Blvd) because the area is zoned RIV (Old Village Residential Zone), with large lots, mature trees, wildlife (fox, rabbits, deer, birds), minimal traffic, green spaces, historical sites, among other things.

We strongly oppose the infill development proposal for some of the following reasons:

- The **Community does not support this new proposal of 1215 dwelling units** (it did not support the previous proposal of about 600 dwelling units) and is totally and passionately against

any infill development on the Board of Trade lands, which is known as a 'lung' to the Community.

- **Environmental Concerns:** Creating an environment that is detrimental to the health of the existing community members.
 - The proposed infill jeopardizes the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals, birds and plants. The inherent biodiversity of the area is a gift that very few communities enjoy.
 - Green Spaces Reduce Stress, Encourage Exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The health benefits of having access to "green space"—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature.
 - Green Space Strengthens the Immune System, Boosts peoples' mood, helps people live longer. "Research conducted in the United States, United Kingdom, and China have found that **people who live in the greenest areas have a reduced risk of mortality from all causes**, as well as a reduced risk of mortality due to kidney disease, respiratory disease, cancer, and stroke." (excerpt from an article from Chris Kresser <https://chriskresser.com/the-top-health-benefits-of-green-space/>)
- **Reducing the natural heritage** of the community.
- **Increase Traffic Congestion:** The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare. This does not include the numerous already approved developments in Woodbridge and surrounding neighbourhoods.
- **The Infrastructure** is not in place to support this infill development. The area is well established and mature, with road expansion virtually impossible, without destroying already established neighbourhoods.
- **Interim Control By-Law:** We believe that a detailed study supported by a **Cultural Heritage Impact Assessment**, an **Environmental Impact Study** and a comprehensive **Traffic Study** (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an **Interim Control By-law**, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a **Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course**.
- **Zoning By-Laws were put in place to preserve and protect the area**, and we need to continue to preserve and protect these By-Laws.

We **ask Council to fund all independent assessments** of the impact of this development proposal, including financial and well-being (health) costs to individuals and the community.

We are also asking for **more transparency and openness** on these issues, with no discussions or decisions behind closed doors.

We ask that this matter be a **priority** concern.

We thank you for your attention to this issue and appreciate your cooperation in helping to keep Vaughan green.

Sincerely yours,

The Lutzeler Family

Copy to Mayor and all Councillors and planners

--

Thank you and have a wonderful day !!!!

The Lutzeier Family
Waymar Heights Blvd.
Woodbridge, ON

March 2, 2020

Delivered By Email:

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Mr. Coles:

**Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course),
241 Wycliffe Avenue, 737 and 757 Clarence Street
Files OP .19.014, Z.19.038 and 19T-19V007**

By this letter we are **formally submitting our objection** to the above highlighted complete application, and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

We have been living adjacent to the subject lands (Board of Trade Golf Course) since 1975 – **over 45 years** – and have seen the Village of Woodbridge grow from a rural village surrounded by farmland, to a town, to what is now the City of Vaughan. There was no development from north of Gamble Street (Pine Grove) to north of Major McKenzie Drive (Kleinburg). We could buy tomatoes and vegetables from the roadside and smell the fresh air. It was a real community with a local hardware store, the Wallace grocery store, local post office, etc. Everyone knew each other. Over the years we have seen the community grow and change.

We continue to live in Woodbridge (Waymar Heights Blvd) because the area is zoned RIV (Old Village Residential Zone), with large lots, mature trees, wildlife (fox, rabbits, deer, birds), minimal traffic, green spaces, historical sites, among other things.

We strongly oppose the infill development proposal for some of the following reasons:

- **The Community does not support this new proposal of 1215 dwelling units** (it did not support the previous proposal of about 600 dwelling units) and is totally and passionately against any infill development on the Board of Trade lands, which is known as a 'lung' to the Community.
- **Environmental Concerns:** Creating an environment that is detrimental to the health of the existing community members.
 - The proposed infill jeopardizes the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals, birds and plants. The inherent biodiversity of the area is a gift that very few communities enjoy.
 - Green Spaces Reduce Stress, Encourage Exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The

health benefits of having access to "green space"—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature.

- Green Space Strengthens the Immune System, Boosts peoples' mood, helps people live longer. "Research conducted in the United States, United Kingdom, and China have found that **people who live in the greenest areas have a reduced risk of mortality from all causes**, as well as a reduced risk of mortality due to kidney disease, respiratory disease, cancer, and stroke." (excerpt from an article from Chris Kresser <https://chriskresser.com/the-top-health-benefits-of-green-space/>)
- **Reducing the natural heritage** of the community.
- **Increase Traffic Congestion:** The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare. This does not include the numerous already approved developments in Woodbridge and surrounding neighbourhoods.
- **The Infrastructure** is not in place to support this infill development. The area is well established and mature, with road expansion virtually impossible, without destroying already established neighbourhoods.
- **Interim Control By-Law:** We believe that a detailed study supported by a **Cultural Heritage Impact Assessment**, an **Environmental Impact Study** and a comprehensive **Traffic Study** (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an **Interim Control By-law**, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a **Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course**.
- **Zoning By-Laws were put in place to preserve and protect the area**, and we need to continue to preserve and protect these By-Laws.

We ask **Council to fund all independent assessments** of the impact of this development proposal, including financial and well-being (health) costs to individuals and the community.

We are also asking for **more transparency and openness** on these issues, with no discussions or decisions behind closed doors.

We ask that this matter be a **priority** concern.

We thank you for your attention to this issue and appreciate your cooperation in helping to keep Vaughan green.

Sincerely yours,

The Lutzeier Family

Copy to Mayor and all Councillors and planners

Subject **Clubhouse Developments Inc. - 20 Lloyd Street, Woodbridge -
Files OP .19.014, Z.19.038 and 19T-19V007**



From Andrea C. Lutzeier [REDACTED]
To <maurizio.bevillacqua@vaughan.ca>, <mario.ferri@vaughan.ca>,
<gino.rosati@vaughan.ca>, <linda.jackson@vaughan.ca>,
<marilyn.iafrate@vaughan.ca>, <tony.carella@vaughan.ca>,
<rosanna.defrancesca@vaughan.ca>, <sandra.racco@vaughan.ca>,
<alan.shefman@vaughan.ca>, <clerks@vaughan.ca> 1 more...

Cc [REDACTED] Keep Vaughan Green
<keepvaughangreen@gmail.com>

Date 2020-03-02 19:33

Priority High

**PUBLIC HEARING
COMMUNICATION** C112

Date: ITEM NO.

- Letter to City Clerk March2.2020.pdf (~251 KB)

The Lutzeier Family

Waymar Heights Blvd.

Woodbridge, ON

March 2, 2020

Delivered By Email:

Todd Coles, City Clerk

2141 Major Mackenzie Drive

Vaughan, Ontario L6A 1T1

Dear Mr. Coles:

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course),

241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter we are **formally submitting our objection** to the above highlighted complete application, and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

We have been living adjacent to the subject lands (Board of Trade Golf Course) since 1975 – **over 45 years** – and have seen the Village of Woodbridge grow from a rural village surrounded by farmland, to a town, to what is now the City of Vaughan. There was no development from north of Gamble Street (Pine Grove) to north of Major McKenzie Drive (Kleinburg). We could buy tomatoes and vegetables from the roadside and smell the fresh air. It was a real community with a local hardware store, the Wallace grocery store, local post office, etc. Everyone knew each other. Over the years we have seen the community grow and change.

We continue to live in Woodbridge (Waymar Heights Blvd) because the area is zoned RIV (Old Village Residential Zone), with large lots, mature trees, wildlife (fox, rabbits, deer, birds), minimal traffic, green spaces, historical sites, among other things.

We strongly oppose the infill development proposal for some of the following reasons:

- The **Community does not support this new proposal of 1215 dwelling units** (it did not support the previous proposal of about 600 dwelling units) and is totally and passionately against

any infill development on the Board of Trade lands, which is known as a 'lung' to the Community.

- **Environmental Concerns:** Creating an environment that is detrimental to the health of the existing community members.
 - The proposed infill jeopardizes the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals, birds and plants. The inherent biodiversity of the area is a gift that very few communities enjoy.
 - Green Spaces Reduce Stress, Encourage Exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The health benefits of having access to "green space"—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature.
 - Green Space Strengthens the Immune System, Boosts peoples' mood, helps people live longer. "Research conducted in the United States, United Kingdom, and China have found that **people who live in the greenest areas have a reduced risk of mortality from all causes**, as well as a reduced risk of mortality due to kidney disease, respiratory disease, cancer, and stroke." (excerpt from an article from Chris Kresser <https://chriskresser.com/the-top-health-benefits-of-green-space/>)
- **Reducing the natural heritage** of the community.
- **Increase Traffic Congestion:** The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare. This does not include the numerous already approved developments in Woodbridge and surrounding neighbourhoods.
- **The Infrastructure** is not in place to support this infill development. The area is well established and mature, with road expansion virtually impossible, without destroying already established neighbourhoods.
- **Interim Control By-Law:** We believe that a detailed study supported by a **Cultural Heritage Impact Assessment**, an **Environmental Impact Study** and a comprehensive **Traffic Study** (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an **Interim Control By-law**, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a **Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course**.
- **Zoning By-Laws were put in place to preserve and protect the area**, and we need to continue to preserve and protect these By-Laws.

We **ask Council to fund all independent assessments** of the impact of this development proposal, including financial and well-being (health) costs to individuals and the community.

We are also asking for **more transparency and openness** on these issues, with no discussions or decisions behind closed doors.

We ask that this matter be a **priority** concern.

We thank you for your attention to this issue and appreciate your cooperation in helping to keep Vaughan green.

Sincerely yours,

The Lutzeler Family

Copy to Mayor and all Councillors and planners

--

Thank you and have a wonderful day !!!!

The Lutzeier Family
Waymar Heights Blvd.
Woodbridge, ON

March 2, 2020

Delivered By Email:

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Mr. Coles:

**Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course),
241 Wycliffe Avenue, 737 and 757 Clarence Street
Files OP .19.014, Z.19.038 and 19T-19V007**

By this letter we are **formally submitting our objection** to the above highlighted complete application, and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

We have been living adjacent to the subject lands (Board of Trade Golf Course) since 1975 – **over 45 years** – and have seen the Village of Woodbridge grow from a rural village surrounded by farmland, to a town, to what is now the City of Vaughan. There was no development from north of Gamble Street (Pine Grove) to north of Major McKenzie Drive (Kleinburg). We could buy tomatoes and vegetables from the roadside and smell the fresh air. It was a real community with a local hardware store, the Wallace grocery store, local post office, etc. Everyone knew each other. Over the years we have seen the community grow and change.

We continue to live in Woodbridge (Waymar Heights Blvd) because the area is zoned RIV (Old Village Residential Zone), with large lots, mature trees, wildlife (fox, rabbits, deer, birds), minimal traffic, green spaces, historical sites, among other things.

We strongly oppose the infill development proposal for some of the following reasons:

- **The Community does not support this new proposal of 1215 dwelling units** (it did not support the previous proposal of about 600 dwelling units) and is totally and passionately against any infill development on the Board of Trade lands, which is known as a 'lung' to the Community.
- **Environmental Concerns:** Creating an environment that is detrimental to the health of the existing community members.
 - The proposed infill jeopardizes the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals, birds and plants. The inherent biodiversity of the area is a gift that very few communities enjoy.
 - Green Spaces Reduce Stress, Encourage Exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The

health benefits of having access to "green space"—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature.

- Green Space Strengthens the Immune System, Boosts peoples' mood, helps people live longer. "Research conducted in the United States, United Kingdom, and China have found that **people who live in the greenest areas have a reduced risk of mortality from all causes**, as well as a reduced risk of mortality due to kidney disease, respiratory disease, cancer, and stroke." (excerpt from an article from Chris Kresser <https://chriskresser.com/the-top-health-benefits-of-green-space/>)
- **Reducing the natural heritage** of the community.
- **Increase Traffic Congestion:** The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare. This does not include the numerous already approved developments in Woodbridge and surrounding neighbourhoods.
- **The Infrastructure** is not in place to support this infill development. The area is well established and mature, with road expansion virtually impossible, without destroying already established neighbourhoods.
- **Interim Control By-Law:** We believe that a detailed study supported by a **Cultural Heritage Impact Assessment**, an **Environmental Impact Study** and a comprehensive **Traffic Study** (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an **Interim Control By-law**, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a **Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course**.
- **Zoning By-Laws were put in place to preserve and protect the area**, and we need to continue to preserve and protect these By-Laws.

We ask **Council to fund all independent assessments** of the impact of this development proposal, including financial and well-being (health) costs to individuals and the community.

We are also asking for **more transparency and openness** on these issues, with no discussions or decisions behind closed doors.

We ask that this matter be a **priority** concern.

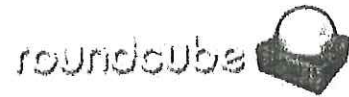
We thank you for your attention to this issue and appreciate your cooperation in helping to keep Vaughan green.

Sincerely yours,

The Lutzeier Family

Copy to Mayor and all Councillors and planners

Subject **Clubhouse Developments Inc. - 20 Lloyd Street, Woodbridge -
Files OP .19.014, Z.19.038 and 19T-19V007**



From Andrea C. Lutzeier [REDACTED]
To <maurizio.bevilacqua@vaughan.ca>, <mario.terri@vaughan.ca>,
<gino.rosati@vaughan.ca>, <linda.jackson@vaughan.ca>,
<marilyn.iafrate@vaughan.ca>, <tony.carella@vaughan.ca>,
<rosanna.defrancesca@vaughan.ca>, <sandra.racco@vaughan.ca>,
<alan.shefman@vaughan.ca>, <clerks@vaughan.ca> 1 more...
Cc [REDACTED] Keep Vaughan Green
<keepvaughangreen@gmail.com>
Date 2020-03-02 19:33
Priority High

- Letter to City Clerk March2.2020.pdf (~251 KB)

**PUBLIC HEARING
COMMUNICATION**

C113

Date: Mar 2/20 ITEM NO. 4

The Lutzeier Family
Waymar Heights Blvd.
Woodbridge, ON

March 2, 2020

Delivered By Email:

Todd Coles, City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Mr. Coles:

**Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course),
241 Wycliffe Avenue, 737 and 757 Clarence Street
Files OP .19.014, Z.19.038 and 19T-19V007**

By this letter we are **formally submitting our objection** to the above highlighted complete application, and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

We have been living adjacent to the subject lands (Board of Trade Golf Course) since 1975 – **over 45 years** – and have seen the Village of Woodbridge grow from a rural village surrounded by farmland, to a town, to what is now the City of Vaughan. There was no development from north of Gamble Street (Pine Grove) to north of Major McKenzie Drive (Kleinburg). We could buy tomatoes and vegetables from the roadside and smell the fresh air. It was a real community with a local hardware store, the Wallace grocery store, local post office, etc. Everyone knew each other. Over the years we have seen the community grow and change.

We continue to live in Woodbridge (Waymar Heights Blvd) because the area is zoned RIV (Old Village Residential Zone), with large lots, mature trees, wildlife (fox, rabbits, deer, birds), minimal traffic, green spaces, historical sites, among other things.

We strongly oppose the infill development proposal for some of the following reasons:

- The **Community does not support this new proposal of 1215 dwelling units** (it did not support the previous proposal of about 600 dwelling units) and is totally and passionately against

any infill development on the Board of Trade lands, which is known as a 'lung' to the Community.

- **Environmental Concerns:** Creating an environment that is detrimental to the health of the existing community members.
 - The proposed infill jeopardizes the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals, birds and plants. The inherent biodiversity of the area is a gift that very few communities enjoy.
 - Green Spaces Reduce Stress, Encourage Exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The health benefits of having access to "green space"—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature.
 - Green Space Strengthens the Immune System, Boosts peoples' mood, helps people live longer. "Research conducted in the United States, United Kingdom, and China have found that **people who live in the greenest areas have a reduced risk of mortality from all causes**, as well as a reduced risk of mortality due to kidney disease, respiratory disease, cancer, and stroke." (excerpt from an article from Chris Kresser <https://chriskresser.com/the-top-health-benefits-of-green-space/>)
- **Reducing the natural heritage** of the community.
- **Increase Traffic Congestion:** The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare. This does not include the numerous already approved developments in Woodbridge and surrounding neighbourhoods.
- **The Infrastructure** is not in place to support this infill development. The area is well established and mature, with road expansion virtually impossible, without destroying already established neighbourhoods.
- **Interim Control By-Law:** We believe that a detailed study supported by a **Cultural Heritage Impact Assessment**, an **Environmental Impact Study** and a comprehensive **Traffic Study** (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an **Interim Control By-law**, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a **Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course**.
- **Zoning By-Laws were put in place to preserve and protect the area**, and we need to continue to preserve and protect these By-Laws.

We **ask Council to fund all independent assessments** of the impact of this development proposal, including financial and well-being (health) costs to individuals and the community.

We are also asking for **more transparency and openness** on these issues, with no discussions or decisions behind closed doors.

We ask that this matter be a **priority** concern.

We thank you for your attention to this issue and appreciate your cooperation in helping to keep Vaughan green.

Sincerely yours,

The Lutzeier Family

Copy to Mayor and all Councillors and planners

--

Thank you and have a wonderful day !!!!

The Lutzeier Family
Waymar Heights Blvd.
Woodbridge, ON

March 2, 2020

Delivered By Email:

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Mr. Coles:

**Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course),
241 Wycliffe Avenue, 737 and 757 Clarence Street
Files OP .19.014, Z.19.038 and 19T-19V007**

By this letter we are **formally submitting our objection** to the above highlighted complete application, and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

We have been living adjacent to the subject lands (Board of Trade Golf Course) since 1975 – **over 45 years** – and have seen the Village of Woodbridge grow from a rural village surrounded by farmland, to a town, to what is now the City of Vaughan. There was no development from north of Gamble Street (Pine Grove) to north of Major McKenzie Drive (Kleinburg). We could buy tomatoes and vegetables from the roadside and smell the fresh air. It was a real community with a local hardware store, the Wallace grocery store, local post office, etc. Everyone knew each other. Over the years we have seen the community grow and change.

We continue to live in Woodbridge (Waymar Heights Blvd) because the area is zoned RIV (Old Village Residential Zone), with large lots, mature trees, wildlife (fox, rabbits, deer, birds), minimal traffic, green spaces, historical sites, among other things.

We strongly oppose the infill development proposal for some of the following reasons:

- **The Community does not support this new proposal of 1215 dwelling units** (it did not support the previous proposal of about 600 dwelling units) and is totally and passionately against any infill development on the Board of Trade lands, which is known as a 'lung' to the Community.
- **Environmental Concerns:** Creating an environment that is detrimental to the health of the existing community members.
 - The proposed infill jeopardizes the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals, birds and plants. The inherent biodiversity of the area is a gift that very few communities enjoy.
 - **Green Spaces Reduce Stress, Encourage Exercise.** Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The

health benefits of having access to "green space"—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature.

- Green Space Strengthens the Immune System, Boosts peoples' mood, helps people live longer. "Research conducted in the United States, United Kingdom, and China have found that **people who live in the greenest areas have a reduced risk of mortality from all causes**, as well as a reduced risk of mortality due to kidney disease, respiratory disease, cancer, and stroke." (excerpt from an article from Chris Kresser <https://chriskresser.com/the-top-health-benefits-of-green-space/>)
- **Reducing the natural heritage** of the community.
- **Increase Traffic Congestion:** The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare. This does not include the numerous already approved developments in Woodbridge and surrounding neighbourhoods.
- **The Infrastructure** is not in place to support this infill development. The area is well established and mature, with road expansion virtually impossible, without destroying already established neighbourhoods.
- **Interim Control By-Law:** We believe that a detailed study supported by a **Cultural Heritage Impact Assessment**, an **Environmental Impact Study** and a comprehensive **Traffic Study** (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an **Interim Control By-law**, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a **Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course**.
- **Zoning By-Laws were put in place to preserve and protect the area**, and we need to continue to preserve and protect these By-Laws.

We ask **Council to fund all independent assessments** of the impact of this development proposal, including financial and well-being (health) costs to individuals and the community.

We are also asking for **more transparency and openness** on these issues, with no discussions or decisions behind closed doors.

We ask that this matter be a **priority** concern.

We thank you for your attention to this issue and appreciate your cooperation in helping to keep Vaughan green.

Sincerely yours,

The Lutzeier Family

Copy to Mayor and all Councillors and planners

Paul Talluri [REDACTED] Kilmuir Gate
Woodbridge, On L4L 3L9

PUBLIC HEARING
COMMUNICATION

C114

Date: Mar 3/20 ITEM NO. 4

February 23, 2020

Ted Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by:

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community
- * Eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

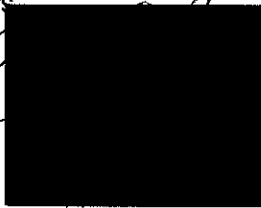
The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands=E2=80=99 proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will

scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours

Paul Talluri



Paul Talluri <[REDACTED]>

3/2/2020, 4:02 PM

Clubhouse Developments Inc., Files OP .19.014, Z.19.038 and 19T-19V007

To Clement Messere <clement.messere@vaughan.ca>

Dear Mr Messere,

I am attaching a copy of the letter I have sent to City Council dealing, with our concerns and the reasons we are opposing this development.

Certainly this is not the only letter you have received on this file. The size and scope of this development creates an existential threat to the fabric of our community. I have lived in many places, in the past 20 years, Woodbridge has been the best place in terms of quality of life, closeness to nature security, etc.

This development proposes to build a new a small town, with access to the rest Vaughan through our residential streets. I find this insane and defying any logic.

My letter outlines our main concerns, I am sure that there are many areas that will need to be addressed in this application.

I thank you kindly for taking the time to read this, I am sure that you will take it into consideration when dealing with this file.

Yours truly

Paul Talluri

[REDACTED] Kilmuir Gate

Woodbridge [REDACTED]

- Golf_course_City Coucil.odt (26 KB)

Paul and Alicia Talluri

Ilmuir Gate

Woodbridge, On

March 2, 2020

Vaughan City Council

2141 Major Mackenzie Drive

Vaughan, Ontario L6A 1T1

Mayor, City & Regional Councillors

**Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade
Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street**

Files OP .19.014, Z.19.038 and 19T-19V007

As residents of Vaughan for almost 20 years, we have always enjoyed the quality of life that this community has offered. The current proposal threatens to upset the balance between development and natural beauty that is rare in the GTA and largely responsible for such a high quality of life. We strongly believe that no development proposal should proceed without proper assessment and consideration of all impacts, including congestion, environmental, and cultural impacts.

The primary impacts of this development are twofold:

- First, by adding over 3000 cars to already congested roads, the increase in traffic would have an immediate and notable impact on the daily lives of residents. Cars entering and leaving this development would not have direct access to any major arterial road, instead having to crawl through our residential streets to get access to Islington, Rutherford, or any other arterial road. Daily commuters alone will add over 6000 car trips per day, let alone the disruption that will accompany the construction period. I dread to envision the nightmare that this additional traffic will bring about on our roadways a nightmare that already been realized in neighbouring communities.
- Second, by eliminating much of the natural habitat that exists today, this development will threaten the natural biodiversity that makes our neighbourhood so charming and unique. We have had the heartwarming pleasure of experiencing songbirds eating from our hands and observing cardinals, rabbits, deer, wild turkeys, and other animals roam in our backyard. The enjoyment that we get from the interaction with wild life is priceless. Indeed The inherent biodiversity of this area is a gift that very few communities enjoy. Losing it would be a great tragedy.

We are not opposed to progress and recognize that development itself can bring positive impacts to a community as well. However, we cannot remain wilfully blind to the negative impacts, and the concerns of all stakeholders must be taken into consideration before proceeding with a project of this magnitude. Fully understanding impacts and concerns requires careful study and consultation with the community. Therefore, we request the following actions be taken in respect of the application:

- The following studies should be undertaken at a minimum to assess the merits of the application: Cultural Heritage Impact Assessment, Environmental Impact Study, a Comprehensive Traffic Study, a Health Impact Study, and a Social Impact Study.
- Further, as we are deeply concerned that any study commissioned by the developer will lack objectivity and contain a bias in favour of the application, independent assessments of the impact of this proposal should be funded by Council.
- An Interim Control By-law should be put in place to allow proper time to facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies.
- Finally, we request that City Council provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural Character of the Board of Trade Golf-Course.

In closing, we wish to stress that our community is totally against this proposal as currently constituted. We trust that our voices will be heard and our concerns will be dealt with openness and transparency, with no decisions being taken behind close doors.

We thank for your attention to this matter and trust that the well being of our community will be one of your priorities.

Sincerely yours,

Paul and Alicia Tainui

Good Evening Mister or Madam Chair, Honourable Council and City Staff.

PUBLIC HEARING
COMMUNICATION

C 115

Date: Mar 3/20 ITEM NO. 4

My name is Maria Verna, I reside at [REDACTED] Woodbridge Avenue and I represent the Village of Woodbridge Ratepayers Association which includes my neighbour and friends on Davidson Dr, Waymar Heights and Gamble Street. This application has a profound impact on our catchment area. I am here tonight to express opposition to the proposed development and to extend my voice in support of an Interim Control By-law that will provide the City Vaughan and associates the time to review, study and challenge the said proposal, take the initiative to come into the community and really listen to the reactions of the residents that are truly impacted by this immense proposal.

The development as proposed is inconsistent with the neighbourhood that surrounds it.

This neighbourhood is known for its quiet, low density, single family homes, which resemble estate like homes with larger lots. The proposed development does not mirror the existing neighbourhood as this new development includes high density, mid-rise and multi-unit dwellings. As presented, this proposal is offensive to the exiting residents of the area and there is a real concern their property values will be impacted once this massive development is completed. Not to mention their emotional and mental well being. *Moreover, this is an area that has been historically, traditionally and culturally a green space.* Developers coming in to our community should respect and acknowledge the community that exists and not bombard their way in to area. This development application is not welcomed.

Many residents use Clarence and surrounding streets as part of their walking or running route because of its serenity, and safety. The addition of more than 1200 units in this area will bring increased traffic along Clarence Ave which will put walker's and runner's safety at risk. This development will turn a once serene route into a heavy used two-lane road which will discourage pedestrian use all together.

The proposed development does nothing to enhance the character of the Village of Woodbridge, if anything it will erode whatever sense of serenity, tranquility or safety that today. This development will only add increased congestion, increased safety issues, increased noise, inconsistent dwelling types while decreasing green-space, and discouraging the 'pedestrian friendly' environment that our Councillor and City planners keep insisting they are trying to bring back to the Village of Woodbridge. Developments such as this one bring elements of a 'city-scape' into an area and erode any elements of a 'village-scape' that are desperately holding on for survival.

Here we are yet again with another development application that neither protects or improves the Village of Woodbridge. "The Village of Woodbridge" it is actually becoming embarrassing to use this term to describe the Woodbridge Core because there is nothing "village like" remaining in our area. The village is disappearing! The onslaught of development applications, like this massive one is eroding any of the characteristics that make our area a 'village'. The developments like this one only add increased congestion, increased safety issues, increased noise, inconsistent dwelling types while decreasing green-space, and discouraging the 'pedestrian friendly' environment that our Councillor and City planners keep insisting they are trying to bring back to the Village of Woodbridge. Developments such as this one bring elements of a 'city-scape' into an area and erode any elements of a 'village-scape' that are desperately holding on for survival.

And that is why we believe that an Interim Control By-law is prudent. It allows the City of Vaughan (councillors and planners) the time that they need to properly assess the far reaching impact that this application will have on the surrounding areas. It is important that I point out to you our elected members of council and staff that this application is one of 15 applications that are currently open, at one stage or another, with the City of Vaughan Planning Department, OMB or LPAT. Each one of these 15 applications has a direct impact on the Woodbridge Core area. This particular application is the largest application and therefore, will have the greatest impact.

This application can not be reviewed in isolation – it is one of 15 currently open. These 15 applications will contribute approximately 3000 new residential units to our area. These 3000 new units will bring with them 4500 additional vehicles in the area. I'd like to remind you that the major roads in this area: Kipling Ave, Woodbridge Ave, Clarence Ave, Islington Ave and Meeting House, are roads can be characterized as two lane roadways and in some areas, hilly, winding and narrow. The existing natural environment does not support this increase in density. Moreover, even major roadways including Rutherford and Hwy 7 are already at gridlock at rush hour, increased volume will exacerbate the gridlock situation.

The Woodbridge core area was not designed to sustain the increase volume that these 15 developments will bring to our area. And it is insulting to us when we read that the developer's response to managing the problem of increased traffic and congestion is to propose adding left or right turning lanes on an existing two lane roadway such as Clarence or the replacement of stop signs with traffic lights. While I am not a traffic engineer, I can assure you that this is NOT an effective way mitigate the traffic congestion that the residents will be facing day in day out 7 days a week.

I therefore ask the City to listen to the concerns and grievances of the residents in this area, and consider an Interim Control By-law so that it can properly evaluate this application and its impact on the community in its entirety.

15 Current Development Applications

8451/8457 Islington Ave - 36 Townhouse - 36 units
 8307/8311 Islington Ave & Hayhoe - 37 Stached Towns - 72 units
 4902/4908 Hwy 7 - & Storey Condo - 119 units
 7553 Hwy 7/150 Bruce Street - 6 Condo Buildings - 490 units
 158/166 Wallace Street - 3 Stacked Towns - 33 units
 85 Mackenzie Street - 6 Townhouse - 6 units
 5217/5225 Hwy & 26/32 Hawmen - 16 Storey Condo - 178 units
 4/24 Lansdowne - 12 Storey Condo - 93 units
 27 Lansdowne - 10 Storey Condo - 163 units
 275 Woodbridge Avenue - 6 Storey Affordable Housing - 160 units
 177, 185, 197 Woodbridge Ave - 6 storey - 85 units
 248-252 Woodbridge Ave - 8 Storey Condo - 102 units
 8010 Kipling Avenue - 3 Storey Rental - 45 units
 31/55 Mounsey Street - 9 Storeys - 192 units
 Clubhouse Developments North - 1099 units in North area
 ClubHouse Developments South - 116 units in South area

15 current applications at different stages of development

3000 new units

4500* additional cars on the roads

*Apply StatsCanada vehicle:household ratio of 1.5

Mr. Marco Pulciani
[redacted] Kilmuir Gate
Woodbridge, ON [redacted]

PUBLIC HEARING
COMMUNICATION C116
Date: Mar 3/20 ITEM NO. 4

March 3, 2020

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

Hello Mayor Bevilaqua and City Council Members.

My name is Mark Pulciani and I reside on Kilmuir Gate. I have lived in Woodbridge for 35 years and I am very concerned about the proposed developments on The Country Club Golf Course lands. Everyone has already touched upon some of the very critical points with which I am also concerned – the environmental, the cultural and heritage, traffic, and health impacts. So, I will keep it brief.

The applicants have made a multi-million dollar investment in this property, and I know, they want to protect their investment. But WE, the citizens of Vaughan, have made an investment in OUR properties. Many of us have scrutinized carefully the location of our home and chose them because of the peace and serenity it provides. For some nearing retirement, it is what they were relying on for a comfortable retirement. Now, with the threat of this application and of destroying the communities in which we live, our home values will decrease. OUR investments are being eaten away. We, the citizens of Vaughan have had enough! We will stand up to protect our investments!

You have just sent out to your constituents, the beautiful Celebrate Vaughan Golden Decade book. In the momentum report you mention many objectives. This development seems to contradict these objectives in many ways.

1. City Building – it states that “developments and initiatives that encompass good urban design and public spaces that foster community well-being – this proposal only helps to destroy the community’s landscape that actually contributes to our well-being.
2. Environmental stewardship – it states “the city will act as a steward to preserve the natural environment by encompassing principals of environmental protection” – put these words into action – protect the gem of a green space that we have

3. Good Governance – it states, “the City will hold the public’s trust through transparent and accountable decision-making” – this is your chance to prove this to us by making the decision that is BEST for the public – to say no to this development.

The citizens are tired of rogue developments popping up everywhere without any thought or consideration to the whole picture and how each development affects the entire picture of Vaughan and the residents who already have investing in living here. I urge you to have a greater vision for our City – one that respects the beauty of our neighbourhoods and as a whole, works and flows together. We are tired of the concrete, tired of the traffic, and lack of infrastructure.

Now is your time, Council, to truly put your words into ACTION! You have an opportunity today to implement the **Interim Control Bylaw** and show the citizens that you truly do work for us and listen to us! I want to see complete independent studies completed on The Country Club Golf Course lands. Furthermore, consider preserving this area as a cultural heritage landscape and protect it for the many generations that will come after us to enjoy. Stand up for the citizens so that OUR communities and investments will be protected!

Thank you.

Mark Pulciani



NOTICE OF PETITION

A petition has been submitted with respect to the following matter and a copy is on file in the Office of the City Clerk:

Meeting & Date: Committee of the Whole (Public Hearing), March 3, 2020

Communication No.: C117

Agenda/Report No.: Item 4, Report No. 10

Item: CLUBHOUSE DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT, FILE OP.19.014, ZONING BY-LAW AMENDMENT FILE Z.19.038, DRAFT PLAN OF SUBDIVISION FILE 19T-19V007, VICINITY OF CLARENCE STREET, ISLINGTON AVENUE, NORTH OF DAVIDSON DRIVE

Particulars of the Petition:

Dated: March 3, 2020

No. of Signatures: 5400

Submitted by: Mr. Marco Pulciani, Keep Vaughan Green, Kilmuir Gate, Woodbridge

Wording of 1st paragraph:

“Please find attached the “Say NO to the Development of The Country Club Golf Course (Board of Trade)” Petition from Change.org (www.change.org/p/maurizio-bevilacqua-say-no-to-the-development-of-the-country-club-golf-course-board-of-trade) for your review.”

For a copy of the petition contact:

City of Vaughan, City Clerk's Office, 2141 Major Mackenzie Drive, Vaughan, L6A 1T1
Tel: (905) 832-8504 Fax: (905) 832-8535

Mrs. Lucia Pulciani

Kilmuir Gate

Woodbridge, ON

PUBLIC HEARING
COMMUNICATION

C118

Date: Mar 31/20 ITEM NO. 4

March 3, 2020

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

Hello Mayor Bevilaqua and City Council Members.

My name is Lucia Pulciani and I live on Kilmuir Gate. I have been a resident of Woodbridge for 35 years. I have seen it grow and change over the years and by far, the application to amend Vaughan's Official Plan on the Country Club Golf Course lands is the most upsetting to me. This area of Woodbridge is an absolute gem to our community and we will lose it forever if we do not protect it today.

The subject lands are currently designated in the Vaughan Official Plan as Private open space with designated natural areas. This space is adjacent to the Greenbelt lands of Boyd Park and as such may be a very important green corridor for species in this area. This property is a part of the Humber River system. Destroying any piece of this property can have ripple effects on the entire ecosystem and destroy the biodiversity of the area.

You may think that it is okay to remove this one green space, but removing this gem, is removing one green space too many! Intensification should not mean destruction of already existing green spaces. Rather, intensification should happen in the city core of Vaughan, not in and around mature, historical areas like this one along Clarence St.

The proposed street that will intersect Wycliffe Ave. is also a big concern. Three streets, being Kilmuir Gate, the proposed street and Cairnburg Place will intersect Wycliffe Ave within metres of each other. This egress point will funnel THOUSANDS of cars into a small minor neighbourhood road. You all know of the problems that are being faced in the Weston Downs area, for which the residents have been fighting for years with no logical solution to date. This city is turning beautiful quiet neighbourhoods where children are safe to walk to school and play, to dangerous thoroughfares making it impossible for people to even get out of their driveways in the morning! The city's traffic plan should not include using quiet neighbourhood roads as main arterial roads. The infrastructure in and around this area cannot handle any more cars! Please choose to keep our communities safe!

Already, my family is feeling the emotional effects from the very thought of this green space being destroyed. We have seen these trees before us grow from tiny seeds to magnificent beauties. Our children, who have been raised to be responsible, environmentally-conscious individuals, are feeling stress about losing this beautiful landscape and destroying the habitats of the many animals they have come to

enjoy seeing in this green space. They question how, with all that we know about the benefits of trees and the call to action to protect habitats for the sake of our planet, a proposal like this can even be considered. We moved to this home so that our children and perhaps our grandchildren can benefit emotionally from living near beautiful green spaces as the research tells us, and now this is being threatened.

If the city is truly interested in ensuring the health, well-being and vitality of our city and its citizens, then the Councillors and Mayor should say **NO to changing the Vaughan Official Plan** and at minimum, **say YES to an Interim Control By-law with INDEPENDENT studies to investigate the lands in full detail.** I also ask that the City Council provide the current landowners a Notice of Intervention to preserve the potential Cultural character of the Board of Trade Golf-Course. Please make the right choice to keep our community beautiful and protect our green space for future generations to enjoy.

Thank you.

Lucia Pulciani

c 3
Communication
COUNCIL: Mar 11/20
PH Rpt. No. 10 Item 4

March 2, 2020

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

Green Spaces Reduce Stress, Encourage Exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The health benefits of having access to “green space”—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature.

Green Space Strengthens the Immune System, Boosts peoples’ mood, helps people live longer. “Research conducted in the United States, United Kingdom, and China have found that people who live in the greenest areas have a reduced risk of mortality from all causes, as well as a reduced risk of mortality due to kidney disease, respiratory disease, cancer, and stroke.” (excerpt from an article from Chris Kresser <https://chriskresser.com/the-top-health-benefits-of-green-space/>)

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands’ proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf Course.

Sincerely yours,

Angie Papadakis

Subject: Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Attachments: Clubhouse Developments Inc..docx

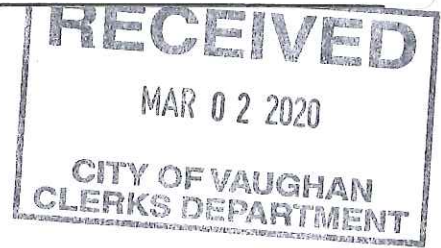
From: Papadakis, Angie [REDACTED]
Sent: Monday, March 02, 2020 1:23 PM
To: Clerks@vaughan.ca; Carella, Tony <Tony.Carella@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; alan.sefman@vaughan.ca; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; info@villageofwoodbridge.ca
Subject: [External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Sincerely,

Angie Papadakis, PCP
Compensation & Employee Relations Specialist
Magna Exteriors

THERESA DIMARCO
273 WYCLIFFE AVE.
WOODBRIDGE, ONTARIO L4C 3K
Date FEB. 25/20

c 4
Communication
COUNCIL: Mar 11/20
PH Rpt. No. 10 Item 4



2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear *Mr. Coles*

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP.19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the **health** of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely
THERESA DI MARCO
Theresa Di Marco

*P.S. Please distribute a copy to
all the councillors.*

Theresa Di Marco

I have been a resident at this address for over 36 years. at the time when we purchased this home it was specifically because of the golf course Board of Trade and paid extra for premium lot.

The twelve hole is right behind us and so we have a lovely green space with trees and animals to see.

You are welcome anytime at our house for your own observation.

Please do not put houses directly behind us as this is what the plans are and also plans include knocking down a house on our block to put a street which does not make sense.

Sincerely

Theresa DiMarco



David R. Donnelly, MES LLB
david@donnellylaw.ca

February 18, 2020

Mayor Bevilacqua and Council
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan ON L6A 1T1

Re: Vaughan Official Plan (2010) Amendment Application (O.P.18.001) for the Clubhouse Properties Inc., Country Club Lands (formerly known as Toronto Board of Trade Golf Course)

Dear Mayor Bevilacqua and Council,

Donnelly Law ("we" or the "Firm") represents Keep Vaughan Green in the above-noted matter.

Keep Vaughan Green and a number of concerned ratepayers associations are very concerned about the scale and potential impacts from the Toronto Board of Trade Golf Club ("Country Club") development application.

Specifically, this revised proposal has been propelled through a process at great speed, without the input of residents. Residents now respectfully request that Council adopt an Interim Control By-law ("ICBL") under section 38 of the *Planning Act*, to allow residents the opportunity to make meaningful submissions to Council.

Background

The lands for the proposed development ("Subject Lands") are comprised of approximately 118 hectares (ha), an additional 9.6 ha is owned by Toronto and Region Conservation Authority ("TRCA") and leased as a golf course. The developer RGF Real Estate Fund L.C. initially proposed 660 low-rise residential units on 27.6 ha of land. The newest application, addressed at the Public Hearing on March 3, 2020, is for 1,215 units composed of 475 single-detached dwellings, 124 townhouses, and 616 units from two mixed-block 6-storey apartment buildings.

The loss of the golf course would not only represent a significant loss of unplanned green space, but the community firmly believes that it would constitute the loss of a significant cultural and natural heritage landscape.

The Subject Lands are located north of the core of the historic Village of Woodbridge, in close proximity to Boyd Park and the Greenbelt. Physically, the Subject Lands contain two distinct areas of table land that are generally outside of the TRCA regulated area and valley associated with the main branch of the Humber River.

The plateau areas consist of approximately 40.5 ha, whereas the areas below the valley, including buffers, consist of approximately 79.2 ha and an additional area of about 9.6 ha owned by the TRCA that is adjacent to the east side of Clarence Street which is elevated and outside of the Regional Flood Plain. The wooded areas are predominately located along or associated with the valley banks or walls and include the Environmentally Significant Area found in the northeast corner referred to as Smith's Beach Forest.

Given that the proposal for amendment to the OP on the formerly known as Board of Trade Golf Course lands represents one of the largest infill developments in Vaughan history, and given that the lands have cultural heritage and natural heritage value to the existing community, Keep Vaughan Green and other ratepayers have concluded that in addition to the social impact of the development, there are several other important and complex issues surrounding the golf course that will require careful and thorough consideration by the City and the Community. We therefore would like to request the following;

1. That the City of Vaughan implement an Interim Control By-law restricting the County Club land to its existing uses, with consideration that a one-year extension may be required.

An ICBL that is enacted in good faith, based on legitimate planning rationale and in conformity with the Vaughan Official Plan (2010), York Region Official Plan and the Provincial Growth Plan is not only reasonable and prudent but is also appropriate and necessary to ensure that the City of Vaughan and the Community has sufficient time to complete key studies on the property and to consider all options available.

Specifically, the purpose of the ICBL is to ensure that the City of Vaughan and the Community has sufficient time to complete key and independent studies on the property that include the following:

- a. Comprehensive Land Use Analysis of the Country Club Lands;
- b. Community Area Specific Study;
- c. Community Economic Impact Analysis Study;
- d. Community Social Impact Study;

- e. Environmental Impact Study;
 - f. Mental Health Impact Assessment;
 - g. Cultural Heritage Landscapes Strategy and Implementation Study of the Country Club Lands, formerly known as the Toronto Board of Trade Golf Club;
 - h. Thorough Archeological Impact Assessment, plus First Nations consultation. Other studies may be required; and
 - i. Any other studies that may be required.
2. The Community is concerned about currently permitted development or alterations occurring during the study period that could have adverse impacts on potential cultural or natural heritage landscapes on the site. We therefore recommend that the proposed Interim Control By-Law must prohibit permitted site alterations of the Country Club lands. In addition, the By-law should prohibit the construction, site alteration, expansion or demolition of any building, structure or landscape(s) on lands, including tree removal.
 3. That Keep Vaughan Green and others be granted the right, after consultation with its legal team and the City of Vaughan, to select the qualified experts to conduct the studies.
 4. That the studies be funded by the City of Vaughan for later reimbursement by the developer to ensure such studies are conducted without bias.
 5. A Conservation Easement protecting at least 66% of the Country Club lands should be executed immediately.
 6. We are also extremely concerned that Vaughan is now violating its longstanding practice of deferring to the Toronto Region Conservation Authority ("TRCA") on environmental matters. Can Council reassure us there will be no repeat of the unfortunate circumstances suffered by the residents in the Grand Trunk ravine (Dufferin Vistas) OMB Hearing [PL160978]?

Importance of a Cultural Heritage Landscapes Strategy and Implementation Study

For approximately 50 years, the Toronto Board of Trade Golf Club has defined an important character of the Woodbridge Community. While it is most widely recognized as a prestigious golf course, the 290-acre property has a diverse past that contributes to our cultural heritage. Cultural Heritage Landscape is "a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community..." (Provincial Policy Statement 2014, section 6.)

In Ontario, municipalities have the ability under Part IV and V of the *Ontario Heritage Act* to designate properties that may be deemed of cultural heritage value and interest. Section 6.0 of the January 2017 Vaughan Official Plan 2010, Volume 1 (Policies) outlines Council's Cultural Heritage Landscape Policy, including its responsibility to identify, designate and protect cultural heritage landscapes from being altered.

As part of a broader resolution to Vaughan Council, we request that you include a Cultural Heritage Landscape Strategy and Implementation Study and work with the Urban Design and Cultural Heritage Department and the Community to prepare a designation report for Council's consideration that identifies Country Club lands as a significant Cultural Heritage Resource. The Toronto Board of Trade Cultural Heritage Impact Report conducted by ERA on behalf of the property owners has provided a report that is limited in scope. It does not adequately assess the Cultural Heritage Landscapes of the terrace portions above the floodplain.

We are confident that when a independent third party Cultural Heritage Survey is completed, we will be able to serve the landowners and the Ontario Heritage Trust with a notice of intent to protect the Cultural Heritage Character of the Country Club lands under the terms of the *Ontario Heritage Act*. Furthermore, we are confident that the Cultural Heritage Character of inadequately assessed areas of the Golf Course, falls within the Criteria Designation stipulated by the *Ontario Heritage Act* under ONTARIO REGULATION 9/06 Criteria for Determining Cultural Heritage Value or Interest.

According to the provisions of the *Ontario Heritage Act*, to qualify for designation as a Cultural Heritage Landscape a property must exemplify one or more of the following:

Design Value:

- has a rare, unique or early example of a style or type; a high-degree of craftsmanship or technical achievement

Historical or Associative Value:

- has direct association with a significant theme; or contribution to an understanding of a community or culture, or to the work or ideas of a significant architect, artist, builder, designer or theorist

Contextual value:

- is important in defining, maintaining or supporting the character of an area;

- is physically, functionally, visually or historically linked to its surroundings;
- is a landmark O. Reg. 9/06, s. 1 (2)

There is nothing extraordinary about this request. This is almost exactly the initiative undertaken by the Town of Oakville May and Council. Is Vaughan's environment any less valuable? Are we not entitled to the same prudent course of action?

Hydrogeology

Keep Vaughan Green retained a hydrogeologist, Dr. Ken Howard, to review the hydrogeological studies conducted in support of the previous proposal. Dr. Howard found the documents to be "seriously deficient," in that they fail to address the proposed development's potential impact upon the natural environment and local hydrogeological conditions.

Specifically, in the 2017 Geohydrology and Geotechnical Reports by McClymont & Rak Engineers Inc. ("MCR"), MCR utilized only 13 boreholes, and ignored well data for the site available from the Ministry of the Environment and Climate Change. As a result, MCR failed to identify key aquifers beneath the site.

MCR also failed to identify groundwater flow directions, potential Groundwater Dependant Ecosystems, and did not calculate a water balance for current or post-development conditions.

Further, no surface water samples were collected, and the water quality of both surface water and groundwater was essentially ignored in the MCR reports.

Ecology

Keep Vaughan Green retained a biologist/ecologist, Mr. Gord Miller, to review the proposal. Mr. Miller conducted a site visit in June of 2018. Mr. Miller found that the property is a part of a natural linkage corridor that ultimately connects with the Oak Ridges Moraine. As a result, Mr. Miller concluded that the proposed development has the potential to disrupt the entire Natural Heritage System of Vaughan.

The Subject Lands are listed as a "Core Feature" of the Vaughan Official Plan's Natural Heritage Network. Mr. Miller observed a large number of mature, native trees on the site that are of high ecological value. He noted that the site is part of a river valley system, which links and creates continuity between other features with Vaughan's Natural Heritage System.

Further, Mr. Miller points to Vaughan's Natural Heritage Network study, which identifies Core Features as those which provide critical ecosystem functions, and which thus must be protected and enhanced through the policies of the Official Plan.

Mr. Miller concurs with Dr. Howard that the studies performed for the proposed development did not address how the development will impact the hydrogeological and other environmental systems of the property.

It is extremely unlikely that adding a significant amount of density, cars, people, cats, dogs, pavement, etc. will enhance the environmental performance of the development.

Conclusion

Keep Vaughan Green and the undersigned are counting on your support on the complete framework outlined in this letter to facilitate all, but not limited to, the studies and requests identified in this correspondence under an Interim Control By-law.

We ask on their behalf for a meeting with Staff at their earliest convenience to discuss.

Please do not hesitate to contact me at 416-572-0464, or by email at david@donnellylaw.ca, cc'ing alexandra@donnellylaw.ca and morgan@donnellylaw.ca should you have any questions or comments concerning this correspondence.

Yours Truly,



David R. Donnelly

cc: Keep Vaughan Green
Vaughan Ratepayers

Signatory Vaughan Ratepayers' Groups

KEEP VAUGHAN GREEN
Name of Organization

Bob MAROZ
Representative (please print)

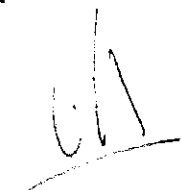
[Signature]
Signature

Feb. 22, 2020
Date

Signatory Vaughan Ratepayers' Groups

Village of Woodbridge Ratepayer's Association
Name of Organization

MARIA UERNA
Representative (please print)

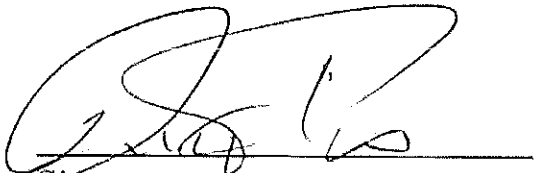

Signature

Feb 25, 2020
Date

Signatory Vaughan Ratepayers' Groups

The West Woodbridge Homeowners Association Inc.
Name of Organization

Nick Pinto
Representative (please print)



Signature

FEB 24/2020
Date

Signatory Vaughan Ratepayers' Groups

CARRYING PLACE RATEPAYERS ASSOC.
Name of Organization

TONY ALATI - PRESIDENT
Representative (please print)


Signature

21 FEB 20.
Date

Signatory Vaughan Ratepayers' Groups

Klamburg & Area Ratepayers' Assoc.
Name of Organization

Kathryn Angus
Representative (please print)

Kathryn Angus
Signature

27 February 2020
Date

Signatory Vaughan Ratepayers' Groups

South Maple Ratepayers Association
Name of Organization

Laura Rinaldo, President
Representative (please print)


Laura Rinaldo
Signature

Feb 21, 2020
Date

Signatory Vaughan Ratepayers' Groups

FRIENDS OF GRAND TRUNK RAVINE
Name of Organization

FURIO LIBERATORE
Representative (please print)


Signature

FEB 24 / 2020
Date

Signatory Vaughan Ratepayers' Groups

Mackenzie Ridge Ratepayers Association

Name of Organization

Robert A. Kennedy, President

Representative (please print)



Signature

March 1, 2020

Date

Subject: [External] File 19T-19V007 20 Lloyd St.
Attachments: 03022001.PDF; ATT00001.txt

-----Original Message-----

From: KVG Board of Director <kvgdirector1@gmail.com>
Sent: Monday, March 02, 2020 2:50 PM
To: Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Messere, Clement <Clement.Messere@vaughan.ca>
Cc: Keep Vaughan Green <Keepvaughangreen@gmail.com>; Bob Moroz <bobm@rfidcanada.com>; David Donnelly <david@donnellylaw.ca>
Subject: [External] File 19T-19V007 20 Lloyd St.

Good afternoon Mayor Bevilacqua and Council,

Please see the attached letter from Keep Vaughan Green, in collaboration with several concerned ratepayers groups, written by our legal counsel Mr. David R. Donnelly. This letter outlines the request to adopt an Interim Control By-Law under section 38 of the Planning Act, to allow residents the opportunity to make meaningful submissions to Council.

Sincerely,

Keep Vaughan Green

Village of Woodbridge Ratepayers Association

The West Woodbridge Homeowners Association Inc.

Carrying Place Ratepayers Association

Kleinburg & Area Ratepayers Association

South Maple Ratepayers Association

Friends of Grand Trunk Ravine

Mackenzie Ridge Ratepayers Association

Subject:

[External] Fwd: Clubhouse Developments Inc

c 6
Communication
COUNCIL: Mar 11/20
PH Rpt. No. 10 Item 4

From: Caroline V [REDACTED]

Sent: Tuesday, March 03, 2020 12:58 PM

To: DevelopmentPlanning@vaughan.ca

Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Bylaw@vaughan.ca

Subject: [External] Fwd: Clubhouse Developments Inc

----- Forwarded message -----

From: Caroline V [REDACTED]

Date: Tue, Mar 3, 2020 at 9:48 AM

Subject: Clubhouse Developments Inc

To: <clerks@vaughan.ca>

Cc: <clement.messere@vaughan.ca>

Caroline Vecchiarelli

[REDACTED] Gamble Street

Vaughan, ON

March 8, 2020

Vaughan City Councillors
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

To: Mayor Bevilacqua, and Councillors:

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application.

I am writing as a concerned member of the Vaughan community. I grew up in the neighborhood affected by the proposed development. I have seen rapid development in the Woodbridge area, and question whether decisions are being made that balance the interests of the community residents and the development of private lands. In my view, increased traffic congestion, fewer wildlife passages and open-space, and large-scale development that changes the character of the community are not in the interests of residents. The role of city council is to understand the needs of residents and community members when making decisions. Those decisions are to be impartial and to factor in long-term consequences for a community.

I am concerned that residents feel that our interests are not represented when land development applications are proposed by builders. Accordingly, in support of Keep Vaughan Green, I have set out a number of points illustrating how the proposed infill presents numerous risks to the community:

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area; increased construction of residents interferes with movement of wildlife (for example, I have observed wild turkeys, or deer in the area travelling through backyards or in ravines)
- * Creating an environment that is detrimental to the health of the community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighborhoods.
- * Reducing the Natural Heritage of the Community
- * eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. Wildlife needs to be considered - they require space to move, live and interact with the ravine zones. Furthermore, I am concerned about the impact of a subdivision on wildlife movement and habitat, conservation zones, paved roads, transit access, asphalt roads, and increased power supply to the area.

Detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Thank you.

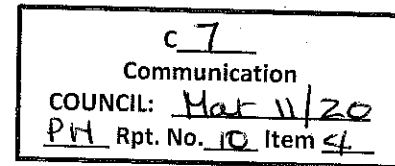
Sincerely,

Caroline Vecchiarelli

Juris Doctor (J.D.), Hons. BA

Subject:

[External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street



From: Michael Stevens [REDACTED]

Sent: Tuesday, March 03, 2020 12:22 PM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; ckerks@vaughan.ca

Subject: [External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter we are formally submitting our objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

Our family have lived in the neighborhood along with relatives for over 36 years. We have raised our children here in a safe and healthy environment and now do so by also caring for our grandchildren in the area. We have and continue to make use of the existing parkland which requires us to walk to Kiloran park. Consequently we and our little ones must cross Wycliffe Ave regularly. Traffic and safety is already an issue with increased development from surrounding areas.

As a business owner I have welcomed many guests to the neighborhood who have always made glowing remarks about the green space and landscape of the area.

Clarence ave traffic is already an issue and discourages us to venture into the downtown Woodbridge core. Wycliffe Ave has become an alternate to many vehicles when attempting to bypass congestion on Rutherford road thus already causing congestion issues especially in mornings until well after 9AM and similarly starting in late afternoon as schools let out until well past 6PM. Many times I have sat in my living room facing out onto Wycliffe Ave to see lines of cars (bumper-to-bumper) in the mornings as they navigate to access Islington avenue. I can see the lines of cars stretching from Kiloran Av back down Wycliffe towards Clarence.

Should further development as described be added I cannot imagine any less than an additional 6000 vehicle trips per day taking place mostly at rush hour not to mention the increased traffic at other times of day by delivery and other service vehicles.

The proposed infill jeopardizes the existing already congested traffic patterns as well as the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

Green Spaces Reduce Stress, Encourage Exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The health benefits of having access to “green space”—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature.

We believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands’ proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Michael and Diane Stevens

 Wycliffe Ave

Copy to Mayor and all Councillors and planners

Subject:

[External] FW: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

c8
Communication
COUNCIL: Mar 11/20
PH Rpt. No. 10 Item 4

From: dimikarr4 [REDACTED]

Sent: Tuesday, March 03, 2020 12:06 PM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca

Subject: [External] FW: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Sent from my Bell Samsung device over Canada's largest network.

Dimitra Karr

[REDACTED] colton cres south

Woodbridge, [REDACTED]

Date

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

* Destroying the natural biodiversity of the area

- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 4,000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

I move to this area 10 years ago when my wife and I were expecting our third child. We moved from busy Toronto and chose this area because of how quiet and peaceful it is. We were looking to raise our 4 children in this safe and natural area. Now we have big concerns with all the congestion of traffic and extra pollution that will be coming to our home and health.

We moved to this area in particular because we knew it had a quite community feel. The area is already busy as it is with many residents not stopping properly at the stop signs. Running through the flashing lights of our school bus. Can you imagine adding another three thousand vehicles to such a small area? It would definitely be a disaster. The area is quite, adding another three thousand homes to this area will not make it possible to travel via a car. Clarence will be back logged, Kilaran will not be able to handle the traffic of its new residents (it can not handle it now Monday through Friday mornings)

We have asked many of our neighbors about the new addition that has been proposed to our area. Every single home owner had the same response. Absolutely not! We do not want our area to be a busy area. If we wanted that then we would move back to the city!

We as a community value our area and love it the way it is. We fear that with adding all these new homes would bring in more people and also put our area on the map for more break and enters. We love our neighborhood the way that it is.

I would also ask Council to fund independent assessments of the impact of this proposal, including financial and well-being (health) costs to individuals and the community. And that an ICBL be granted to allow proper time for this.

I would please ask that this matter be a priority and transparency with No discussions or decisions behind closed doors

Thanks for their attention to this issue.

Sincerely yours,

Dimitra karr

Subject:

[External] Clubhouse Developments Inc., Files OP .19.014, Z.19.038 and 19T-19V007

c9
Communication
COUNCIL: Mar 11/20
PH Rpt. No. 10 Item 4

From: Ted Krawczyk <[REDACTED]>

Sent: Tuesday, March 03, 2020 12:29 PM

To: Clerks@vaughan.ca

Subject: [External] Clubhouse Developments Inc., Files OP .19.014, Z.19.038 and 19T-19V007

Ted & Brenda Krawczyk

[REDACTED] Firglen Ridge
Woodbridge, Ontario
[REDACTED]

2 March, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles,

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 787 and 757 Clarence Street
Files OP .19.014, Z.19.038 and 19T-19V007

By this letter we are formally submitting our objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by:

- * Creating an environment that is detrimental to the health of the existing community members.
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community.
- * Eliminating the rich natural landscape that is home to a multitude of animals.
- * The proposed infill development will add a minimum of an additional 3000 vehicles, this will further strain the already congested roadways and turn our neighbourhoods into a nightmare.

We believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf Course.

Sincerely yours,

Ted & Brenda Krawczyk

Please copy the Mayor and all Councillors and city planners

Subject:
Attachments:

[External] Re: Clubhouse Development Letter
Keep Vaughan Green Objection Letter.docx

c10
Communication
COUNCIL: Mar 11/20
PH Rpt. No. 10 Item 4

-----Original Message-----

From: NANCY POSTIGLINE [REDACTED]

Sent: Tuesday, March 03, 2020 9:40 AM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; mailyn.iafrate@vaughan.ca; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; clerks.vaughan@vaughan.ca
Subject: [External] Re: Clubhouse Development Letter

Paul and Nancy Postiglione

[REDACTED] Davidson Drive
Woodbridge, Ontario [REDACTED]

Tuesday March 3, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757
Clarence Street Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Paul and Nancy Postiglione

Subject:

[External] Fwd: Fw: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street Files OP .19.014, Z.19.038 and 19T-19V007

c 11
Communication
COUNCIL: <u>Mar 11/20</u>
<u>PH</u> Rpt. No. <u>10</u> Item <u>A</u>

From: Adamo Balducci <[REDACTED]>

Sent: Tuesday, March 03, 2020 10:54 AM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Bylaw@vaughan.ca; DevelopmentPlanning@vaughan.ca

Subject: [External] Fwd: Fw: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street Files OP .19.014, Z.19.038 and 19T-19V007

Adamo Balducci

[REDACTED] Highway 7

Woodbridge, Ontario

March 3, 2020

Todd Coles
City Office Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Adamo Balducci

Subject: [External] [Newsletter/Marketing] Clubhouse Developments Inc. 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 7

C 12
Communication
COUNCIL: Mar 11/20
PH Rpt. No. 10 Item 4

From: Kayiatos, Andi [REDACTED]

Sent: Tuesday, March 03, 2020 8:55 AM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>

Subject: [External] [Newsletter/Marketing] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

City of Vaughan employees(Mayor, Councilors, City Planners)

This is my formal submission objecting to the above subject highlighted with this complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councilors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy. The World Health Organization declares Green Spaces a direct pathway linking green space and wellbeing to the following:

- improved air quality
- stress compensation
- enhanced physical activity
- greater social cohesion

Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The health benefits of having access to "green space"—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature. Green Space Strengthens the Immune System, Boosts peoples' mood, helps people live longer.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

What needs to be done:

- a detailed study supported by a Cultural Heritage Impact Assessment,
- an Environmental Impact Study
- a comprehensive Traffic Study

Taking into consideration applications already approved within the parameters of the affected community and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an **Interim Control By-law**, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

My name is Andi Kayiatos and am a resident of [REDACTED] /aughan Mills Road.

A street that already is used a through way to connect those from Kipling/Langstaff to Rutherford Rd. My family, my neighbours and I will not accept the 3000 plus more vehicles zooming through our community. Causing more pollution, noise, and traffic.

This is an issue of safety, and comfort for this community that needs to be addressed urgently.

I am so passionately against this proposal that I have been canvassing my entire community to ensure we are all informed and know the facts. Everyday, I go door to door to educate and equip my community with the knowledge we all need to ensure this development doesn't happen by gaining signatures to petition for an **Interim Control By-law**. We stand united

Council – I'm talking to you!

We need your help to fund independent assessments of the impact of this proposal, including financial and wellbeing (health) costs to individuals and the community. An **Interim Control by-Law** needs to be granted to allow proper time for this to take place.


We are calling for your radical candor, and full transparency. There should be no discussions or decisions made behind closed doors.

I leave with you all that this matter is a PRIORITY concern to many and want to see quick action and support from members of council.

I would be happy to speak further if you'll have me.

With thanks,

Andrea Kayiatos

 Vaughan Mills Road

If you wish to unsubscribe from receiving commercial electronic messages from TD Bank Group, please click [here](#) or go to the following web address: www.td.com/tdoptout

Si vous souhaitez vous désabonner des messages électroniques de nature commerciale envoyés par Groupe Banque TD veuillez cliquer [ici](#) ou vous rendre à l'adresse www.td.com/tddesab

NOTICE: Confidential message which may be privileged. Unauthorized use/disclosure prohibited. If received in error, please go to www.td.com/legal for instructions.

AVIS : Message confidentiel dont le contenu peut être privilégié. Utilisation/divulgateion interdites sans permission. Si reçu par erreur, prière d'aller au www.td.com/francais/avis_juridique pour des instructions.

Rocco & Marisa Di Fonzo
Torran Road
Woodbridge, Ontario

February 26, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

c 13
Communication
COUNCIL: Mar 11/20
PH Rpt. No. 10 Item 4

Dear Mr. Coles:

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter we are formally submitting our objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by:

- * Destroying the natural biodiversity of the area;
- * Creating an environment that is detrimental to the health of the existing community members;
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods;
- * Reducing the Natural Heritage of the Community;

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles on our already congested roadways and neighbourhoods. There have been many instances where we were unable to get out of own driveway due to the already congested roads leading out to Islington Avenue.

We believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Rocco & Marisa Di Fonzo

Subject: [External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course),
241 Wycliffe Avenue, 737 and 757 Clarence Street
Attachments: Clubhouse development Rocco.pdf

From: Enzo Di Fonzo [REDACTED]
Sent: Tuesday, March 3, 2020 8:15 AM
To: Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Bylaw@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

see attached

Enzo Di Fonzo
Town Square Developments Inc.
[REDACTED] Kilaran Ave.
Woodbridge, ON
[REDACTED]

www.townsquaredevelopments.ca

Subject:

[External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

c 14
Communication
COUNCIL: Mar 11/20
PH Rpt. No. 10 Item A

From: Angelo Karamitanis [REDACTED]

Sent: Tuesday, March 03, 2020 1:00 AM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca

Subject: [External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Angelo Karr

[REDACTED] colton cres south

Woodbridge, ON [REDACTED]

Date

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.

* Reducing the Natural Heritage of the Community

eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 4,000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

I move to this area 10 years ago when my wife and I were expecting our third child. We moved from busy Toronto and chose this area because of how quiet and peaceful it is. We were looking to raise our 4 children in this safe and natural area. Now we have big concerns with all the congestion of traffic and extra pollution that will be coming to our home and health.

We moved to this area in particular because we knew it had a quite community feel. The area is already busy as it is with many residents not stopping properly at the stop signs. Running through the flashing lights of our school bus. Can you imagine adding another three thousand vehicles to such a small area? It would definitely be a disaster. The area is quite, adding another three thousand homes to this area will not make it possible to travel via a car. Clarence will be back logged, Kiloran will not be able to handle the traffic of its new residents (it can not handle it now Monday through Friday mornings)

We have asked many of our neighbors about the new addition that has been proposed to our area. Every single home owner had the same response. Absolutely not! We do not want our area to be a busy area. If we wanted that then we would move back to the city!

We as a community value our area and love it the way it is. We fear that with adding all these new homes would bring in more people and also put our area on the map for more break and enters. We love our neighborhood the way that it is.

I would also ask Council to fund independent assessments of the impact of this proposal, including financial and well-being (health) costs to individuals and the community. And that an ICBL be granted to allow proper time for this.

I would please ask that this matter be a priority and transparency with No discussions or decisions behind closed doors

Thanks for their attention to this issue.

Sincerely yours,

Angelo karr

Subject:

[External] File Clubhouse Developments Inc. 20 Lloyd Street (Board of Trade Golf Course) Files OP

c15 Communication COUNCIL: <u>Mar 11/20</u> PH Rpt. No. <u>10</u> Item <u>4</u>
--

From: Lisa Mannella [REDACTED]**Sent:** Monday, March 02, 2020 10:39 PM

To: Bylaw@vaughan.ca; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>

Subject: [External] File Clubhouse Developments Inc. 20 Lloyd Street (Board of Trade Golf Course) Files OP

February 29th, 2020

Todd Coles
City Clerks
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

His Worship Mayor Maurizio Bevilacqua, and Councillors Mario Ferri, Gino Rosati, Linda D. Jackson, Marilyn lafrate, Tony Carella, Rosanna DeFrancesca, Sandra Yeung Racco and Alan Shefman

This letter will formally submit my objection to the development of the Board of Trade Golf Course File # OP.19.014, Z.19.038 and 19T-19V007

My husband, son and I reside at [REDACTED] Waymar Heights Blvd. There are many reasons for my objection. I have lived in Woodbridge all my life and for 23 of the 40 years I have lived on Waymar Heights Blvd. Waymar Heights Blvd is a unique street and in my biased opinion this area is the most beautiful area in Woodbridge. I however am not the only one to agree with the fact that it is truly unique. The designation of Waymar Heights Blvd as R1V (Old Village Residential) proves that you as the Members of Council agree as well that it is truly unique, inclusive of Davidson Drive and Gamble Street. By-Law 1-88 where 6 of the present members of Council were part of that decision is proof of that.

"Lands designated Low Density Residential adjacent to the Board of Trade Golf and Country Club shall be developed for single family residential only and lots abutting the golf course shall be a minimum of 930m² (10000 square feet) in area."

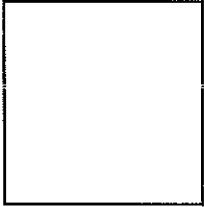
The lots on Waymar Heights Blvd are distinguished by plan 4134 and designated R1V with minimum frontage of 30m, therefore making them unique. There have been applications rejected to sever lots on Waymar Heights Blvd due to the sizing of the lots requested. In 2008 an application was received (Files OP.07.007 and Z.07.043) to sever two existing lots 146 and 160 Waymar Heights Blvd into five residential lots for the purpose of building 5 single family dwellings. This application was not approved. The two lots were later severed to three lots but kept in the parameters and adhered to R1V lot distinction. These actions by Vaughan Council prove that this older established area is unique and deserves to be preserved and I ask that you continue to foster your previous decisions and do the same in dealing with this proposed

application. It is simply not right that 40ft lots be proposed or developed in this area. I believe that the rules, rules made by our elected Vaughan Council shall be enforced to all. Therefore, I simply ask you to stick to your current beliefs and enforce your By-laws and Official Plan.

I also have many other reasons to oppose. I believe that the influx of this many units to this area will cause many issues to our community. Issues with traffic; It currently takes 2 to 3 minutes to make a left hand turn out of Gamble Street onto Islington Avenue in the morning. With the new proposed street to exit onto Gamble, if there was a lineup of 5 cars or school buses from the Pine Grove Public School it would be 15 minutes to simply leave my home. The main streets surrounding this area, Islington Avenue, Clarence Street, Woodbridge Avenue and Wycliffe Avenue are unable to support the amount of cars that will be introduced with this new development. I believe this will also cause issues and harm to the precious Humber River that runs through our beautiful community and issues with our wildlife that are definitely present in the subject lands. Lastly, my 6 year old son and my husband spend countless Saturday afternoons together at the Country Club. This green space keeps my child outside enjoying nature and spending quality time with his father. He is truly happy there. Keeping the subject lands OS2 Open Space Park is beneficial for all of our community. This parcel of land is a gem in our community, it is precious to Vaughan and needs to be protected.

Sincerely,

Marco and Lisa Mannella



Waymar Heights Blvd
Woodbridge Ontario

Subject:

[External] Objection - The Board of Trade Golf Course

From: Nadia Pulciani <[REDACTED]>**Sent:** Monday, March 02, 2020 11:36 PM**To:** Messere, Clement <Clement.Messere@vaughan.ca>; Clerks@vaughan.ca**Subject:** [External] Objection - The Board of Trade Golf Course

c 16
Communication
COUNCIL: Mar 11/20
PH Rpt. No. 10 Item 4

I, Nadia Pulciani - citizen of the Vaughan community for 35 years object to the development of The Country Club Golf Course aka The Board of Trade Golf Course, for the following reasons:

1. The possibility that this land provides for many children, and families. Provides wonderful land and scenery for outdoor activities that may aid in keeping children and teens out of trouble and engaged in activities that promote focus and enhance social skills and team building skills. For example, land for a skate board park. Skating rink, baseball diamond, soccer field, basketball, park, etc. This land has potential to create a place where families can enjoy time together in a peaceful and calm environment where walking trails are available. This land provides space for bikes and pet owners to walk their dogs.
2. This land should be considered a heritage site/green belt.
3. We need to consider the amount of nature and wildlife that thrives in this land. Buildings would cut down trees which provide oxygen, and making life difficult for the animals.
4. I believe that Vaughan is largely overpopulated already. Consider that an estimate of 3000 cars would be included (2 cars per household) with the homes that would be built. Firstly the pollution would be a problem, secondly the amount of traffic and congestion would disrupt the peace and tranquility of this incredible space. The construction alone would cause a problem for many years.

In short, these developers would like to make money, but I feel that this space is beautiful and to develop on this incredible land is a selfish move. This space has potential to be so much more, a positive and inviting environment for the citizens of Vaughan to enjoy and increase quality of life.

I drive by nearly everyday on this winding road and passing the green hills and seeing the white picket fence brings a sense of peace and a smile to my face everyday. Not being able to walk these trails and enjoy the nature this space provides with my son in future Sadens me. I'm tired of seeing nothing but buildings with concrete walls and lifeless windows. The Green rolling hills and all the amazing beauty this space has to offer is truly remarkable.

Please use this space to reach the needs of the community, not bring chaos and confusion to this peaceful part of town. Let's work together to create a better Vaughan.

Thank you,
Regards,

Nadia Pulciani

Paul W. Mastenbroek
[REDACTED] **Meeting House Road**
Woodbridge, Ontario
[REDACTED] **Canada**

c17
Communication
COUNCIL: <u>Mar 11/20</u>
PH Rpt. No. <u>10</u> Item <u>4</u>

Todd Coles, City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

March 2, 2020

*Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757
Clarence Street
Files OP.19.014, Z.19.038 and 19T-19V007*

Dear Mr. Coles

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by:

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- * Reducing the Natural Heritage of the Community. I.e. eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate

Subject:

[External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course),
241 Wycliffe Avenue, 737 and 757 Clarence Street

c 18
Communication
COUNCIL: Mar 11/20
PH Rpt. No. 10 Item 4

From: Maria Lisa <[REDACTED]>

Sent: Monday, March 02, 2020 10:08 PM

To: Clerks@vaughan.ca

Cc: Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Bylaw@vaughan.ca; DevelopmentPlanning@vaughan.ca

Subject: [External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Mr. & Mrs. Joe Agostino

[REDACTED] Kiloran Avenue
Woodbridge, Ontario [REDACTED]

March 2, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councilors as well as to the city planners.

My wife & I have lived in this community for 10 years and prior to that we have lived in the vicinity for over 30 years. We knew when we got married we wanted to buy a house in this community and raise a family in our old neighborhood which is one of the original old communities in Woodbridge. We want to keep that suburban life style that we grew up in.

We oppose this proposal for several reasons! It disrupts our social well being, It causes additional stress and emotional anguish, It destroys our natural green space of what is still original here in Woodbridge.

Throughout the years I have seen a lot of change in the community and Woodbridge as a whole. When we first moved in traffic was bearable, but now it is crazy where we cannot even get out of our driveway. Now with the new development it will be insane! This area is already being used as a shortcut for people to get to homes on clearance or that live in Vellore Village area. People are already using Kiloran and Wycliffe Ave to detour from Islington to Rutherford or to get to Woodbridge Ave through Clearance. We invite you to come in the morning around 8:00am and in the evenings to see the traffic bumper to bumper that we already have to deal with. With the proposed infill development they estimate it will add a minimum of an additional 3000 vehicles, which we all know will be more! We already don't feel safe having my child play outside like the good old days growing up as a child here in Woodbridge. We are afraid to have the children go over to the park to play as they need to cross at the stop sign at Kiloran & Wycliffe. This is our community that we live in!

This community has been established since the 80's!

The proposed infill will also negatively impact our family, our neighbors and our community as a whole. It jeopardizes the natural balance in the area by:

- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the **health** of the existing community members
- * Reducing the Natural Heritage of the Community

Eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

We would like to see openness and transparency. No discussions or decisions behind closed doors.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

I ask that this matter be a priority concern it is affected everyone around.

Thank you for your attention to this issue.

Sincerely yours,

Joe Agostino

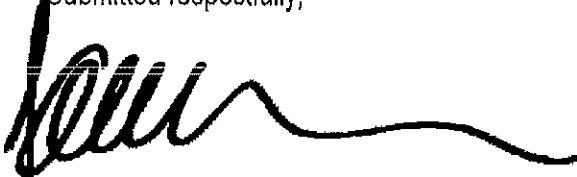
Copy to Mayor and all Councilors and planners

science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Besides the substantial amount of additional traffic (and tons of garbage thrown out of car windows) this proposal will generate we are particularly concerned about the environment. My wife and I are residents of Woodbridge since the 60's and have always cherished the Board of Trade Golfcourse. An irreplaceable green space with lots of trees, the lungs of the City. Chiselling away at it is like selling family heirlooms. I wished that the magnificent part of Clarence Street that runs through the Golfcourse could become a designated Heritage Road, not to be touched or altered.

Back in the 1850's New York City had the vision to set a 843 acre parcel aside, now known as Central Park. I am sure scores of developers have tried to get their predatory claws on part of it without success thanks to the foresight / integrity of elected officials. Can this serve as an inspiration for the City of Vaughan?

Submitted respectfully,



Paul W. Mastenbroek

C.C. His Worship Maurizio Bevilacqua, Mayor of Vaughan
& All Council Members

todd.coles@vaughan.ca
clerks@vaughan.ca
maurizio.bevilacqua@vaughan.ca
mario.ferri@vaughan.ca
gino.rosati@vaughan.ca
linda.jackson@vaughan.ca
marilyn.iafrate@vaughan.ca
tony.carella@vaughan.ca
rosanna.defrancesca@vaughan.ca
sandra.racco@vaughan.ca
alan.shefman@vaughan.ca

Darko Gagro
Davidson Drive

February 29, 2020

Mr. Todd Coles
City Clerk
clerks@vaughan.ca

c 19
Communication
COUNCIL: Mar 11/20
PH Rpt. No. 10 Item 4

Dear Mr. Coles,

**Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course),
241 Wycliffe Avenue, 737 and 757 Clarence Street
Files OP.19.014, Z.19.038 and 19T-19V007**

By way of this letter, we are formally submitting our objections to the above-highlighted complete application, and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors, as well as to the City planners.

The proposed infill jeopardizes the natural balance of nature in the area by:

- Destroying the natural biodiversity of the area;
- Creating an environment that is detrimental to the health of the existing community members;
- Increasing the traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods;
- Reducing the Natural Heritage of the Community; and
- Eliminating the rich natural landscape that is home to a multitude of animals.

The inherent biodiversity of the area is a gift that very few communities enjoy. The proposed infill development will add a minimum of an additional 3000 vehicles. This will further tax the already congested roadways, turning our neighbourhoods into a nightmare, and creating a permanent dilemma which Council will not be able to resolve once development occurs.

We believe that a detailed study supported by:

- a Cultural Heritage Impact Assessment;
- an Environmental Impact Study;

.../2

- a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community);
- a Health Impact Study;
- a Social Impact Study; and
- other studies that are critical to properly assessing the subject lands' proposed intent for development.

The detailed studies are only possible with the implementation of an **Interim Control By-law**. This will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate a science-based environment review, as well as other necessary studies.

In addition, we request City Council provide the current landowners a **Notice of Intervention to Designate** to preserve the potential cultural character of the Board of Trade Golf-Course.

Sincerely yours,



Danko Gagro

c.c. Mayor Bevilacqua
Local and Regional Councillors
City Councillors
City Planners

Subject: Letter of Objection Re: Clubhouse Developments Inc. - Public Hearing March 3, 2020
Attachments: Objection Letter - Feb 29-20 - Clubhouse Dev.pdf

From: Darko Gagro [REDACTED]
Sent: Monday, March 02, 2020 8:20 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; alan.shefman@vaugh.ca; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>
Subject: [External] Letter of Objection Re: Clubhouse Developments Inc. - Public Hearing March 3, 2020

Dear Mr. Coles

Attached please find my letter of objection to the above-noted development application for submission to the Committee of the Whole meeting scheduled for March 3, 2020. Please ensure this is also shared with all City Planners involved with this application and that it is included as part of the public record.

Thank you.
Darko Gagro

Todd Coles
City Clerk
2141 major Mackenzie Drive
Vaughan, ON

March 27, 2020

c 20
Communication
COUNCIL: Mar 11/20
PH Rpt. No. 10 Item 4

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade)
Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

I have been a resident of Vaughan for the last 13 years living at [REDACTED] Ampezzo Avenue, Ward 3. One of my primary reasons of locating to Ward 3 is the proximity to green areas such as Boyd Park and the Kortright Center.

The proposed infill jeopardizes the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

Green Spaces Reduce Stress, Encourage Exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The health benefits of having access to "green space"—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature.

Green Space Strengthens the Immune System, Boosts peoples' mood, helps people live longer. "Research conducted in the United States, United Kingdom, and China have found that **people who live in the greenest areas have a reduced risk of mortality from all causes**, as well as a reduced risk of mortality due to kidney disease, respiratory disease, cancer, and stroke." (excerpt from an article from Chris Kresser <https://chriskresser.com/the-top-health-benefits-of-green-space/>)

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf Course.

Sincerely yours,



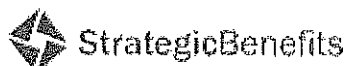
Andre Willi

Copy to Mayor and all Councillors and planners

Subject: Objection to Board of Trade Golf Course Development
Attachments: Letter to Vaughan City Clerk.pdf.pdf

From: Andre Willi [REDACTED]
Sent: Monday, March 02, 2020 4:51 PM
To: Clerks@vaughan.ca
Subject: [External] Objection to Board of Trade Golf Course Development

Thank you,
Andre



Andre Willi
President

Strategic Benefits
15 - 4370 Steeles Avenue West
Vaughan, ON, L4L 4Y4
Office: 905-850-5267
Cell: 416-917-6117
Fax: 905-850-6137
Website: strategicbenefits.ca

Thank you,
Andre



Andre Willi
President

Strategic Benefits
15 - 4370 Steeles Avenue West
Vaughan, ON, L4L 4Y4
Office: 905-850-5267
Cell: 416-917-6117

Subject: [External] Clubhouse Developments Inc. (Files OP .19.014, Z.19.038 and 19T-19V007)

From: Natalie R [REDACTED]

Sent: Monday, March 2, 2020 4:24 PM

To: Coles, Todd <Todd.Coles@vaughan.ca>; Clerks@vaughan.ca

Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>

Subject: [External] Clubhouse Developments Inc. (Files OP .19.014, Z.19.038 and 19T-19V007)

c 21
Communication
COUNCIL: Mar 11/20
PH Rpt. No. 10 Item 4

Natalie Rizzo

[REDACTED] slington Avenue

Vaughan, Ontario

[REDACTED]

March 2, 2020

Todd Coles

City Clerk

2141 Major Mackenzie Drive

Vaughan, Ontario

L6A 1T1

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

Dear Mr. Coles,

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by:

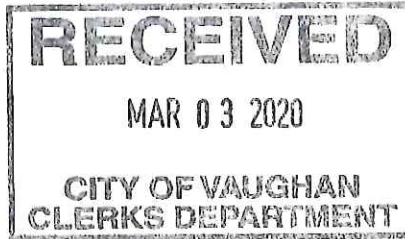
- ❖ Destroying the natural biodiversity of the area
- ❖ Creating an environment that is detrimental to the health of the existing community members
- ❖ Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- ❖ Reducing the Natural Heritage of the Community
- ❖ eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study, a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community), a Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to designate to preserve the potential cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Natalie Rizzo



Davidson Drive
Woodbridge, Ontario

February 28, 2020

City of Vaughan
City Clerk's Office
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

c. 22
Communication
COUNCIL: Mar 11/20
PH Rpt. No. 10 Item 4

Re: Application by Clubhouse Developments Inc
OP.19.014, Z.19.038 and 197-19V007

As long-time residents on Davidson Drive, Woodbridge, (over 60 years), we are once again concerned about the proposed development of the property on Lloyd Street, Wycliffe Street and Clarence Street which will impact our neighbourhood.

We wish to be kept advised as Council deals with this proposal and would request that an Interim Control By-Law be put into effect.

Unfortunately, we are unable to attend the public hearing on March 3 at Vaughan City Hall, but do wish to be advised of any further action.

Yours truly,

Rudy Miller and Audrey Miller

Subject:

[External] Files OP .19.014, Z.19.038 and 19T-1

c 23
Communication
COUNCIL: Mar 11/20
PH Rpt. No. 10 Item 4

From: MDMKTG [REDACTED]

Sent: Tuesday, March 03, 2020 4:11 PM

To: Clerks@vaughan.ca; Carella, Tony <Tony.Carella@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; alan.sefman@vaughan.ca; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; info@villageofwoodbridge.ca

Subject: [External] Files OP .19.014, Z.19.038 and 19T-19V007

TO: City of Vaughan Honorable Mayor, Councillors and City Planners

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

The proposed infill jeopardizes the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

Green Spaces Reduce Stress, Encourage Exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The health benefits of having access to "green space"—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature.

Green Space Strengthens the Immune System, Boosts peoples' mood, helps people live longer. "Research conducted in the United States, United Kingdom, and China have found that people who live in the greenest areas have a reduced risk of mortality from all causes, as well as a reduced risk of mortality due to kidney disease, respiratory disease, cancer, and stroke." (excerpt from an article from Chris Kresser <https://chriskresser.com/the-top-health-benefits-of-green-space/>)

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

The proposed infill development will also challenge our existing infrastructures which will in turn have their own ripple effect of concerns to the local communities and financial costs to the tax payers.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Maria-Domenica D'Agostino

Dr. F. Michael Cianfrone, MD

2698 Jane Street – Toronto, ON – M3L 1S5
Phone: (416) 746-4544 – Fax: (416) 746-4744
CPSO #: 57324

c <u>24</u>
Communication
COUNCIL: <u>Mar 11/20</u>
<u>PH</u> Rpt. No. <u>10</u> Item <u>4</u>

March 3, 2020

Clubhouse Developments Inc.

**20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Ave, 757 Clarence Street
Files OP.19.014, Z.19.038 and 19T-19V007**

To Whom It May Concern:

Hello, my name is Dr. F. Michael Cianfrone. My family and I have been living on 99 Davidson Drive in Woodbridge, directly in front of the Board of Trade Golf Course, for over 30 years. We enjoy living here because of space and the natural environment with parks to the South and the Golf Course to the North.

The over development planned for this area threatens to destroy the "natural environment" in our community.

As a long time, medical professional, I realize how important the urban planning and neighbourhood characteristics are in human progress and quality of life as opposed to purely economic gains.

Physical, social and mental well-being are strongly influenced by the place and space that people inhabit. Getting it right should be the top priority for us all and especially by people of influence as is the City of Vaughan's Mayor and City Council.

We the community are totally and passionately against this proposal as it will negatively impact the families and the community in the surrounding area. We are asking Council to fund independent assessments of the impact of this proposal, including financial and well-being (health) costs to individuals and the community. We are also requesting that Interim Control Bylaw (ICBL) be granted to allow proper time for this. We are calling for openness and transparency and no discussions or decisions behind closed doors

Thank you for your attention to this issue.

Yours truly,

F.M. Cianfrone, MD

Subject: FW: [External] Clubhouse Developments Inc. 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Ave, 757Clarence Street Files OP.19.014, Z.19.038 and 19T-19V007

Attachments: 2020_03_03_16_16_14.pdf; ATT00001.htm

From: Adrian Cianfrone <cianfronemedicine@gmail.com>
Sent: Tuesday, March 03, 2020 4:28 PM
To: keepvaughangreen@gmail.com; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Clerks@vaughan.ca; michael Cianfrone <michael.cianfrone@gmail.com>
Subject: [External] Clubhouse Developments Inc. 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Ave, 757Clarence Street Files OP.19.014, Z.19.038 and 19T-19V007

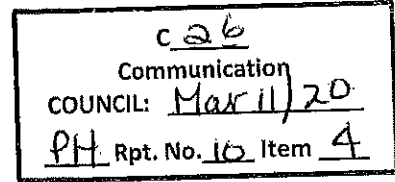
Below you will find my Keep Vaughan Green letter, thank you.

Magnifico, Rose

From: Clerks@vaughan.ca
Subject: FW: [External] Board of Trade Proposal for Development

-----Original Message-----

From: anna [REDACTED]
Sent: Thursday, March 05, 2020 9:27 AM
To: Access Vaughan - VOL <accessvaughan@vaughan.ca>
Subject: [External] Board of Trade Proposal for Development



Hello

Unfortunately I could not attend the public meeting on March 3, 2020 but I do want to express a DEFINITE AND RESOUNDING NO to this proposal.

I live on Rosebury Lane and, even now, it is impossible for me to get out of my street with backed-up traffic of drivers who are taking Clarence as a shortcut. Neither the stop signs and speed bumps help the situation. It's taken me sometimes 5 minutes to make a right-hand turn onto Clarence. With additional homes/apartments/townhouses being proposed I will basically be a prisoner in my own home. Drivers also take Rosebury Lane as a short-cut, whipping through at great speeds, making it dangerous for children AND ADULTS who live there.

We bought our home in 1984 because it was a QUIET STREET, WITH TRAFFIC BASICALLY LIMITED TO THE RESIDENTS OF THAT STREET. Another reason was the Board of Trade lands which are adjacent to our street, thus providing beautiful green space for us to enjoy when we drive along Clarence. It was our understanding when we purchased the house that this area would remain as 'green space'.

Vaughan has been notorious for eliminating much of the green space, all in the name of the almighty dollar. Today, Vaughan has very little green space, and has become a 'concrete jungle'. DO NOT give into the temptation of making yet another mistake. No amount of 'compromise' on design, etc. will justify the elimination of this massive green space so necessary to our environment and future generations.

Please forward my comments to all members of council, the Office of the City Clerk and EVERYONE who will be involved in the decision-making process.

It is time for council to listen to its constituents and not just the developers.

Thank you.

Magnifico, Rose

Subject: [External] Files OP .19.014, Z.19.038 and 19T-19V007
Attachments: (1).pdf; (2).pdf; (3) (1).pdf; (4) COW January 29 2013.pdf; (5) COW MAY 2018 (1).pdf; (6) COW June 19 2018.pdf

From: Hatem Abu El-Neel [REDACTED]
Sent: Tuesday, March 10, 2020 10:28 AM
To: Coles, Todd <Todd.Coles@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Files OP .19.014, Z.19.038 and 19T-19V007

c 27
Communication
COUNCIL: Mar 11/20
PH Rpt. No. 10 Item 4

March 10, 2020
Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this email I am formally submitting my objection to the above highlighted complete application and request that you forward a copy of this email to the Mayor and all Vaughan Councillors as well as to the city planners.

I'd like also to draw the attention to few researches/points;

1. The impact on the health of residents when moving from greener to less green areas has been the subject of a UK research that showed a significant persistent deterioration in mental health of individuals as the surrounding environment becomes less green (the deterioration started as early as one year prior to the actual transformation taking place and the mental health never returned back to its base line during the full duration of the study which was 3 years after the move). Please bear in mind that most of the studied individuals in this research had willingly decided to move to a less green area in order to upgrade to better, bigger homes or stay closer to family and friends, imagine the health impact on residents like my neighbors and myself who have to give up on the green space and experience worse traffic & loss of property value all forced on us. **Attachment (1)**
2. The dollar value of the green space has been the subject of a CANADIAN research that quantified the monetary value of green space on the health (physical and mental) of individuals. The research shows that the value is equivalent to tens of thousands of Dollars of yearly personal income, this shows the magnitude of the impact on the current residents if this valuable green space gets destroyed. **Attachment (2)**
3. The health impact of a major development project (Gambling expansion in the GTA) was the subject of a technical report prepared by Toronto Public health & Center of Addiction & Mental Health which studied the mental health & Social impact of such development on the society and came up with a list of recommendations. **Attachment (3)**

4. The city of Vaughan did consider the recommendations from the aforementioned technical report while discussing the Casino proposal as shown in the minutes from the C.O.W. meeting on January 29, 2013. While the Casino project seemed to be excellent from all aspects (financial, security, etc.) it seemed to pose social and mental health risks to the residents. **Attachment (4)**

5. Vaughan city council, in light of some of the above points and the requests from the residents, recommended during a C.O.W. meeting on May 8, 2018 **Attachment (5)** to study the health impact of the above development on the health of the residents, in addition to other impact studies. During a council meeting June 19, 2018 **Attachment (6)** the council retreated and deleted the need to conduct the health/social impact study of developing the Board of Trade Golf course since it's not part of the regulatory frame work (as per the response from Vaughan planning department)

The negative health impact of such developments is scientifically well documented and this particular one sets precedence to many similar developments in the future, taking into account the number of golf courses in the region, which would affect thousands of residents in Vaughan alone.

The deterioration in mental health is a major cause of loss of productivity for an average person, yet in more serious forms it might result in disabilities, familial & interpersonal problems, self harm and harm to others.

I'm kindly requesting the council members of Vaughan to direct the planning staff to seek the help of specialized public health personnel (could be from York Region public health) to prepare a technical report about the health/social impact of this development and give recommendations that would help to protect all current and future residents.

It's a one chance only, at least for this development, to study this important aspect before we experience an irreversible damage.

Thanks & regards,

Hatem ABOU EL NILE

Resident at [REDACTED] Kilmuir gate, Vaughan ON [REDACTED]

Longitudinal Effects on Mental Health of Moving to Greener and Less Green Urban Areas

Ian Alcock,[†] Mathew P. White,^{*,†} Benedict W. Wheeler,[†] Lora E. Fleming,[†] and Michael H. Depledge[†]

[†]European Centre for Environment and Human Health, University of Exeter Medical School, Knowledge Spa, Royal Cornwall Hospital, Truro TR1 3HD, U.K.

Supporting Information

ABSTRACT: Despite growing evidence of public health benefits from urban green space there has been little longitudinal analysis. This study used panel data to explore three different hypotheses about how moving to greener or less green areas may affect mental health over time. The samples were participants in the British Household Panel Survey with mental health data (General Health Questionnaire scores) for five consecutive years, and who relocated to a different residential area between the second and third years ($n = 1064$; observations = 5320). Fixed-effects analyses controlled for time-invariant individual level heterogeneity and other area and individual level effects. Compared to premove mental health scores, individuals who moved to greener areas ($n = 594$) had significantly better mental health in all three postmove years ($P = .015$; $P = .016$; $P = .008$), supporting a “shifting baseline” hypothesis. Individuals who moved to less green areas ($n = 470$) showed significantly worse mental health in the year preceding the move ($P = .031$) but returned to baseline in the postmove years. Moving to greener urban areas was associated with sustained mental health improvements, suggesting that environmental policies to increase urban green space may have sustainable public health benefits.



INTRODUCTION

Unipolar depressive disorders are now the leading cause of disability in middle to high income countries,¹ making mental health and wellbeing a critical modern public health issue. This trend may be related to increased urbanisation,² with 77.7% of people in the world's more developed regions now residing in urban areas, and to reduced access to “natural” spaces which aid stress reduction.^{3,4} Support for this possibility comes from epidemiological studies which find that individuals living in the greenest urban areas tend to have better mental health than those in the least green areas.^{5,6} Similar patterns are found for a range of physical health outcomes,⁷ including mortality.⁸ Experimental findings and field observations on the effects of green space exposure on psychological health are also consistent with this epidemiological evidence.^{9,10}

However, to date most epidemiological research has used cross-sectional data which limits causal inferences.^{10,11} Are people happier and healthier due to the proximity of green space to their homes, or do healthier people move to greener areas? Such selective migration might result from people who are already more physically active moving to areas that provide exercise opportunities,¹³ or the higher incomes of people with good mental health¹⁴ enabling them to pay higher housing costs in greener areas.¹⁵

Recent analysis of repeated measures data from the British Household Panel Survey (BHPS) has begun to address these

possibilities. Urban green space was shown to be positively associated with better mental health measured by the General Health Questionnaire (GHQ), using fixed effects (FE) regression, which controls for time-invariant factors such as personality.¹⁶ Although this finding is encouraging for the hypothesis that living in a greener areas aids mental health, the analysis was unable to comment on the progress of mental health over time following changes in residential area green space. The current paper uses the same longitudinal data set to address this gap.

Take, for example, someone moving from an urban area with little green space to one with a lot of green space. Although their mental health may be better, on average, across the years following the move, this average improvement may reflect a number of possible temporal processes. First, there may be initial improvement in mental health, followed by a decrease in benefits as individuals adapt to their new greener surroundings and the novelty wears off—an *adaptation hypothesis*. Under this possibility the higher overall average is due only to an increase in the first couple of years. Alternatively, there may be little initial benefit from moving because, for instance, it takes time

Received: August 20, 2013

Revised: December 3, 2013

Accepted: December 9, 2013

Published: December 9, 2013

to get to know where local parks are and to begin to use them. Only as these new opportunities are taken up does mental health improve gradually—a *sensitization hypothesis*. In this case the higher overall average is only due to later years. Finally, mental health may improve directly following a move to a greener area and remain at a similar heightened level thereafter—an immediately *shifting baseline hypothesis*. Figure 1 presents graphical representations of these three theoretical

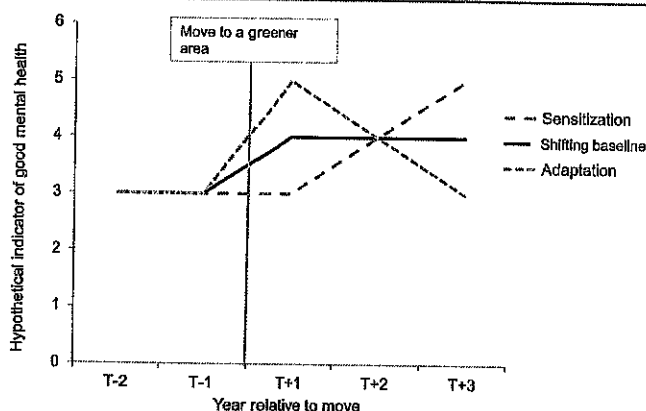


Figure 1. Three hypothetical temporal patterns in mental health improvement following moves to greener urban areas. Note: T-1 and T+1 are annual data collection time points immediately prior to and succeeding the time of the move to a greener area. T-2 is the annual data collection time point preceding T-1, and T+2 and T+3 are the annual data collection time points succeeding T+1.

possibilities. Of note, the 3 year mean level of well-being postmove is equivalent in each scenario despite the different underlying processes.

Investigating these possibilities is relevant because mental wellbeing trajectories matching all three processes have been identified following other life events using longitudinal data sets.^{17,18} For instance, *adaptation*, (i.e., full or partial return to baseline quality of mental health), has been found following both positive life events such as getting married¹⁹ and achieving promotion,²⁰ and negative events such as needing regular medical treatment,²¹ or becoming divorced.²² The frequency with which this phenomenon is observed has led some researchers to suggest that people have a “set point” level of mental well-being which they tend to return to fairly quickly after either a positive or negative perturbation (see ref 17 for discussion). *Sensitization*, (i.e., gradual change in mental health over time in reaction to a stimulus), has also been found following positive events, including windfalls from small lottery wins,²³ and negative circumstances such as environmental noise.²⁴ Finally, a *shifting baseline*, (i.e., a relatively swift but stable alteration to a new state of mental health), has also been found following both negative events such as unemployment,²⁵ and positive interventions such as cognitive-behavioral therapy for people with moderate-to-mild depression.²⁶

Knowing which of these three processes is at work is important for at least two reasons. First, around 10% of households in most OECD countries, and 20% in the U.S. and Nordic countries have relocated within the last two years, and thus issues of home relocation are pertinent to millions of people annually.²⁷ Second, the theoretical patterns of how mental health may be affected by moves to greener/less green urban areas have different implications for planning policies interested in improving population well-being through environ-

mental interventions. Support for the adaptation hypothesis, for instance, would suggest that benefits from introducing new urban parks may be short-lived, whereas support for the alternative hypotheses would suggest more sustainable benefits. To investigate which of these theoretical temporal patterns in mental health is associated with moving to greener/less green urban areas, we used GHQ data from five consecutive annual survey waves of the BHPS, including two years before, and three years after, residential area relocation.

■ MATERIALS AND METHODS

Samples. Adult samples were drawn from the BHPS, a nationally representative longitudinal survey of over 5000 UK households that ran annually from 1991 to 2008.²⁸ The analyses investigated GHQ scores of two subsets of respondents: those who moved to greener urban areas, and those who moved to less green urban areas. Estimation samples were limited to English residents, and BHPS respondents from Wales, Scotland, and Northern Ireland were excluded, as data on local area green space was from a database which covered only English residential areas. Relocations were also restricted to those within urban areas to avoid confounding green space with urbanity.²⁹ Analyses used balanced panels with full data for six consecutive data waves, where the first three waves were in one location, and the last three were in the other. The six waves may come from any six-year period in the panel, ranging from 1991–1996 to 2003–2008. Where a panel member had data from more than one series of six waves, only the earliest was included in our samples. Observations from only five of these six years were analyzed in our models (see below).

The analyses used balanced panels, as this gave continuous data for testing hypotheses about stability over time and a high degree of certainty that all relocation events within these periods were accounted for. Although it is conceivable that relocations both away from, and immediately back to, an area might have occurred between two data collection wave points, bias from such rare events is likely to be negligible. We restricted the time range to six years because further extensions resulted in substantial reduction in sample size due to item nonresponse on predictors and panel attrition. These inclusion criteria resulted in samples of 594 movers from areas of less to more urban green space (2970 observations), and 470 movers from more to less green space (2350 observations).

We used “T” to denote the time of the relocation, and “T-1” and “T+1” to denote the annual data collection waves immediately before and after relocation. The second wave in the series of six (“T-2”) was defined as the baseline (reference) year against which GHQ scores at subsequent annual data collection waves (“T-1”, “T+1”, “T+2”, “T+3”) were compared. There is approximately one calendar year between T-1 and T+1, and home relocation might have occurred at any time during this period. The first wave (“T-3”) served to establish a consistency of location prior to T-2, ensuring that mental health in the baseline year is not itself a direct reaction to a relocation immediately before the baseline wave. We did not, however, include results from this first wave in our analysis.

Measures. Mental Health. Mental health was measured with the short-form twelve item General Health Questionnaire (GHQ), a self-report instrument used to aid diagnosis of disorders such as anxiety and depression.³⁰ Respondents report how they have felt in the “past few weeks” compared to “usual” for six positive mood states, such as being able to concentrate and make decisions, and six negative mood states, such as

Table 1. Descriptives for the Sample of 594 Individuals Who Moved to Greener Urban Areas^a

	Time (year) relative to move time (T)				
	T-2	T-1	T+1	T+2	T+3
	mean (SD) or percentage	mean (SD) or percentage	mean (SD) or percentage	mean (SD) or percentage	mean (SD) or percentage
GHQ (inverse)	9.78 (3.21)	9.88 (3.03)	10.10 (3.00)	10.09 (3.09)	10.10 (2.92)
Area Level Variables					
% green space	58.01 (16.06)		74.08 (13.34)		
% water	1.77 (6.58)		1.07 (3.07)		
income deprivation	0.18 (0.13)		0.14 (0.11)		
employment deprivation	11.92 (7.96)		9.71 (6.80)		
education deprivation	25.28 (19.37)		20.29 (19.11)		
crime deprivation	0.32 (0.75)		-0.02 (0.74)		
Individual Level Variables					
age, years	38.87 (15.16)				
age category					
age under 36	56.06%	54.04%	50.51%	45.79%	42.09%
age 36-55	26.60%	28.11%	30.30%	33.84%	36.36%
age over 55	17.34%	17.85%	19.19%	20.37%	21.55%
diploma/degree level qualification	41.08%	41.75%	42.93%	44.61%	45.79%
married/living with partner	74.07%	75.08%	77.78%	78.62%	77.95%
living with children	38.22%	41.41%	45.45%	47.64%	48.65%
log of indexed net adjusted income	10.00 (0.60)	10.05 (0.56)	10.05 (0.66)	10.07 (0.56)	10.08 (0.53)
with work limiting health	10.27%	10.77%	10.77%	11.28%	14.14%
Labor Market Status					
employed/self-employed	72.90%	73.40%	70.03%	69.70%	70.37%
unemployed/long-term sick	5.72%	5.89%	6.40%	5.72%	4.88%
retired	10.61%	10.10%	12.46%	14.48%	14.81%
in education/training	1.52%	0.84%	0.67%	0.84%	0.67%
family carer	9.26%	9.76%	10.44%	9.26%	9.26%
Household Residence Type					
detached house	10.77%	11.62%	26.77%	28.11%	26.77%
semidetached	32.32%	32.49%	37.54%	37.71%	38.55%
terraced	36.36%	35.86%	21.04%	19.53%	20.03%
flat	19.70%	19.53%	13.30%	11.95%	11.95%
other, e.g., bedsit, sheltered	0.84%	0.51%	1.35%	2.69%	2.69%
Household Space					
<1 room/person	6.06%	7.24%	3.70%	4.71%	5.72%
1-<3 rooms/person	81.31%	81.65%	80.64%	81.31%	80.98%
3-→3 rooms/person	12.63%	11.11%	15.66%	13.97%	13.30%
Commuting Time					
noncommuters	29.97%	29.29%	31.65%	32.83%	32.49%
15 min and less	31.99%	32.15%	31.99%	29.97%	30.47%
>15-30 min	22.56%	23.40%	19.70%	20.88%	21.72%
>30-50 min	9.09%	8.75%	9.26%	9.43%	8.08%
over 50 min	6.40%	6.40%	7.41%	6.90%	7.24%

^aNote: T-1 and T+1 are annual data collection time points immediately prior to and succeeding the time of the move to a greener area. T-2 is the annual data collection time point preceding T-1, and T+2 and T+3 are the annual data collection time points succeeding T+1.

feeling under strain and lacking confidence. The dependent variable is GHQ Score, where item responses indicative of distress score 1, and responses indicative of limited or no distress score 0, and these are summed to give a scale score between 0 and 12. Scale scores were reverse coded in the analysis (i.e., Inverse GHQ) so that higher scores represented better mental health.

Green Space. We identified two categories of individual: (a) those who relocated to greener areas, and (b) those who relocated to less green areas, and examined the mental health of these groups before and after their moves; (individuals moving only *within* a residential area are excluded from both samples).

The level of greenness around their pre- and postmove homes was derived from the Generalized Land Use Database for England (GLUD),³¹ as in earlier research in the UK.^{8,16,32,33} GLUD classification of high resolution land parcels was distributed to 32 482 lower-layer super output areas (LSOAs) across England, each encompassing approximately 1500 residents (mean area c.4 km²). Land use is divided into nine categories: green space; domestic gardens; water; domestic buildings; nondomestic buildings; roads; paths; railways; and other (largely hard standing) and area cover was accurate to approximately 10 m² at the time the data were collected (414(2005)). For current purposes we defined "green space" as the

Table 2. Descriptives for the Sample of 470 Individuals Who Moved to Less Green Urban Areas^a

	time (year) relative to move time (T)				
	T-2	T-1	T+1	T+2	T+3
	mean (SD) or percentage	mean (SD) or percentage	mean (SD) or percentage	mean (SD) or percentage	mean (SD) or percentage
GHQ (inverse)	10.15 (2.93)	9.84 (2.96)	9.99 (3.07)	10.13 (3.02)	10.24 (2.80)
Area Level Variables					
% green space	74.13 (13.67)		59.21 (15.01)		
% water	1.45 (3.40)		2.11 (9.54)		
income deprivation	0.15 (0.11)		0.16 (0.12)		
employment deprivation	10.15 (6.20)		10.68 (7.13)		
education deprivation	21.47 (18.33)		21.74 (19.22)		
crime deprivation	0.08 (0.76)		0.12 (0.79)		
Individual Level Variables					
age, years	37.28 (15.15)				
Age Category					
age under 36	58.30%	54.47%	50.64%	46.81%	43.62
age 36–55	28.51%	31.28%	33.83%	37.02%	38.72
age over 55	13.19%	14.26%	15.53%	16.17%	17.66
diploma/degree level qualification	42.98%	44.89%	46.60%	49.79%	51.91%
married/living with partner	62.55%	62.55%	70.64%	69.36%	69.36%
living with children	34.26%	33.40%	38.51%	40.21%	42.98%
log of indexed net adjusted income	10.03 (0.58)	10.00 (0.89)	10.09 (0.53)	10.09 (0.61)	10.09 (0.61)
with work limiting health	9.79%	9.36%	9.36%	9.36%	10.43%
Labor Market Status					
employed/self-employed	73.40%	75.53%	75.32%	75.96%	75.11%
unemployed/long-term sick	6.81%	5.53%	6.38%	6.17%	5.74%
retired	8.51%	9.36%	9.57%	10.21%	11.06%
in education/training	3.62%	2.13%	0.85%	0.85%	1.06%
family carer	7.66%	7.45%	7.87%	6.81%	7.02%
Household Residence Type					
detached house	22.77%	23.83%	22.34%	22.77%	22.55%
semidetached	34.68%	32.77%	34.04%	32.77%	32.98%
terraced	24.04%	23.83%	26.81%	28.72%	30.21%
flat	17.66%	17.87%	13.83%	13.83%	12.55%
other, e.g., bedsit, sheltered	0.85%	1.70%	2.98%	1.91%	1.70%
Household Space					
<1 room/person	9.36%	8.51%	3.40%	3.40%	4.26%
1–<3 rooms/person	77.02%	75.96%	80.21%	79.79%	79.79%
3→3 rooms/person	13.62%	15.53%	16.38%	16.81%	15.96%
Commuting Time					
noncommuters	25.74%	25.96%	25.96%	26.17%	27.23%
15 min and less	35.32%	34.04%	31.70%	33.40%	31.06%
>15–30 min	22.55%	22.55%	25.32%	23.40%	24.04%
>30–50 min	8.94%	8.72%	9.57%	10.64%	10.64%
over 50 min	7.45%	8.72%	7.45%	6.38%	7.02%

^aNote: T-1 and T+1 are annual data collection time points immediately prior to and succeeding the time of the move to a less green area. T-2 is the annual data collection time point preceding T-1, and T+2 and T+3 are the annual data collection time points succeeding T+1.

percentage of land cover accounted for by “green space” and “gardens” combined. Excluding gardens produced nearly identical categorization of individuals.

On average, LSOA green space rose from 58.01% (SD = 16.06) to 74.08% (SD = 13.34) for individuals moving to greener areas, and fell from 74.13% (SD = 13.67) to 59.21% (SD = 15.01) for those moving to less green areas. The almost perfectly inverse nature of the average change in the groups is important when comparing the two patterns. The independent variable of interest in our analyses was time in relation to green space change event (home relocation). In contrast to previous work on green space and GHQ using the BHPS,¹⁶ the current

analysis does not estimate the effect of a percentage point difference in urban residential green space on GHQ.

Independent Control Variables. Area level covariates included four LSOA socio-economic deprivation statistics derived from the English Indices of Deprivation: income deprivation, based on social benefit data (higher scores indicate less deprivation); employment deprivation, based on unemployment data (higher scores indicate less deprivation); education deprivation, based on school performance, participation in higher education and working age adult qualifications (higher scores indicate less deprivation); and finally the crime

Table 3. Fixed Effects Analyses Predicting Inverse GHQ for Urban Residents Moving to Another Urban Area with Higher or Lower Amounts of Greenspace, From Time Relative to Move and Key Area and Individual Level Socio-Demographic Variables

	movers to greener urban areas			movers to less green urban areas				movers to greener urban areas			movers to less green urban areas		
	coef.	SE	p	coef.	SE	p		coef.	SE	p	coef.	SE	p
Year Relative to Move: Reference 2 Years Premove (T-2)													
1 year premove (T-1)	0.119	0.141	.399	-0.341	0.158	.031	Labor Status: Reference Employed/ Self-Employed						
1 year postmove (T+1)	0.369	0.152	.015	-0.123	0.165	.456	in education/ training	0.300	0.731	0.681	0.456	0.568	0.423
2 years postmove (T+2)	0.378	0.158	.016	0.027	0.169	.871	family carer	-0.556	0.389	0.153	-0.430	0.516	0.405
3 years postmove (T+3)	0.431	0.162	.008	0.163	0.175	.354	Household Residence Type: Reference Detached House						
Area Level Variables							semidetached	0.035	0.193	0.854	0.027	0.205	0.897
income	0.764	1.847	0.679	0.968	2.104	0.646	terraced	-0.159	0.230	0.489	-0.198	0.240	0.410
employment	0.004	0.025	0.880	-0.050	0.034	0.142	flat	0.079	0.273	0.772	0.305	0.282	0.280
education	-0.016	0.008	0.036	0.007	0.009	0.441	other, e.g., bedsit, sheltered	-0.011	0.497	0.983	0.611	0.544	0.262
crime	0.120	0.131	0.357	0.094	0.148	0.527	Household Space ^d : Reference 1-<3 Rooms/ Person						
Individual Level Variables							<1 rooms/ person	0.137	0.286	0.633	0.253	0.337	0.452
Age: Reference 16-35 yrs							3-3rooms/ person	-0.034	0.223	0.879	-0.115	0.236	0.626
36-55 yrs	-0.275	0.277	0.321	0.398	0.307	0.195	Commuting: Reference Noncommuters						
55+ yrs	-0.519	0.573	0.365	0.574	0.644	0.372	15 min and less	0.147	0.331	0.656	0.522	0.413	0.206
diploma/degree level qualified	-0.064	0.465	0.891	-0.644	0.389	0.098	>15-30 min	0.100	0.338	0.768	0.205	0.413	0.620
married/living with partner	0.074	0.252	0.770	0.091	0.238	0.703	>30-50 min	0.179	0.373	0.631	0.410	0.453	0.366
living with children ^a	-0.288	0.247	0.245	-0.454	0.296	0.126	over 50 min	0.018	0.396	0.964	0.475	0.480	0.323
household income ^b	0.163	0.156	0.298	0.105	0.130	0.417	constant	8.754	1.616		9.376	1.407	
with work-limiting health ^c	-1.051	0.271	0.000	-0.988	0.339	0.004	no. individuals/ observations			594/2970			470/2350
Labor Status: Reference Employed/ Self-Employed							model R ²		0.05			0.04	
unemployed/ long-term sick	-1.075	0.438	0.014	-1.793	0.483	0.000	^a Limited to respondents own children under 16 years old. ^b Log of indexed net household income, adjusted for household composition.						
retired	-0.329	0.474	0.487	0.204	0.726	0.778	^c Health self-rated as limiting type/duration of work, including in the home; imputed from adjacent wave values for two waves lacking this variable. ^d Excludes kitchens and bathrooms.						

^aLimited to respondents own children under 16 years old. ^bLog of indexed net household income, adjusted for household composition. ^cHealth self-rated as limiting type/duration of work, including in the home; imputed from adjacent wave values for two waves lacking this variable. ^dExcludes kitchens and bathrooms.

scores indicate more deprivation).³⁴ As with the area green space measure used to define the samples, area level control data were collected in 2004/2005 and distributed to observations in all panel waves.

Individual level control variables were included to account for time-varying factors related to wellbeing:³⁵ age category; education (being diploma/degree level qualified); marital status (married/living with partner); living with children; household income (log of net household income in the preceding 12 months adjusted for household composition and indexed to January 2010 prices³⁶); work-limiting illness (including work in the home); labor market status (employed/self-employed, unemployed, retired, in education/training, family carer); residence type (detached, semidetached, terraced, flat, other); household space (rooms/person ratio); and commuting time (minutes).

Although the BHPS did collect data on an individual's stated motivations for a home relocation, of obvious relevance here, there are several reasons why we do not include this variable in our models. First, the reason given for the "move" between T-1 and T+1 would be the same at all time points and thus, as with gender and ethnicity, there is no heterogeneity within individuals over time and thus move motive cannot be modeled in a fixed effects analysis. Second, an alternative stratification

approach, modeling people with different reasons separately, was infeasible because there were 43 separate codes (e.g., "moved in with friends"; "wanted better accommodations") and each individual could select more than one, rendering both very small samples and a lack of clarity about the relative role of different motives. Nevertheless, given the obvious importance of this issue data on move motive are discussed in the Results section to provide some indication as to whether they differed across our two samples.

Analytic Approach. FE regressions were conducted using the xt suite of functions in STATA 12 software. Due to the longitudinal nature of the data, we were able to estimate the effects of time relative to move events while controlling for changes in other circumstances such as income, employment and marital status that may occur at the same time as the move or at other points during the period, and for time-invariant factors such as personality. The basic models can be expressed as:

$$GHQ_{it} = \alpha_i + \beta year_{it} + \gamma \chi_{it} + \gamma Z_{it} + \varepsilon_{it}$$

Where GHQ_{it} is a measure of individual i 's GHQ score at time t , α_i is the unobserved individual level component, $year_{it}$ is the year relative to move for individual i , and χ , and Z are sets of individual and area level control variables respectively.

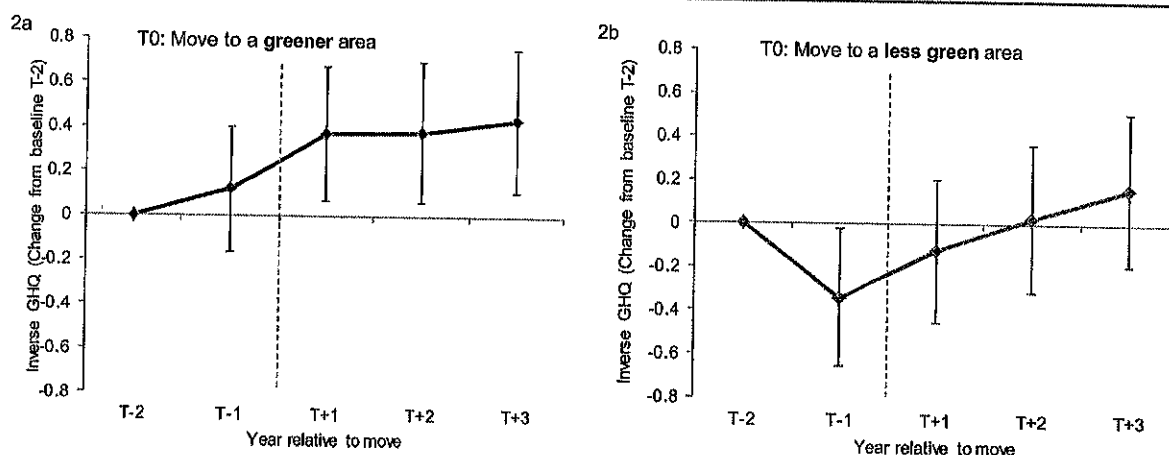


Figure 2. Changes in (inverse) GHQ scores compared to baseline (T-2) following relocations to (a) greener urban areas and (b) less green urban areas (error bars = 95% CIs). Note: T-1 and T+1 are annual data collection time points immediately prior to and succeeding the time of the move to a greener/less green area (T0). T-2 is the annual data collection time point preceding T-1, and T+2 and T+3 are the annual data collection time points succeeding T+1.

Coefficients thus represent the scale point difference in the dependent variable given a scale point increase, or a category change from the reference, in the independent variable, when other independent variables are held constant, controlling for fixed individual differences.

Monitoring mental health for two waves before relocation allowed us to examine potential anticipation effects whereby changes in mental health occur in anticipation of a change (e.g., excitement at moving to a greener area, or sadness at the thought of moving to a more built up area). Such effects have been shown for marriage and divorce, for instance.¹⁷ Monitoring mental health for three waves after relocation enabled us to determine whether changes in mental health reflected processes of adaptation, sensitization or shifting baselines.

RESULTS

Descriptives. There were some differences in the two groups of movers (Tables 1 and 2). For instance, on average, movers to greener areas were slightly older at T-2 ($M = 38.87$; $SD = 15.16$) than movers to less green areas ($M = 37.28$, $SD = 15.15$), more likely to be married (74.07% vs 62.55%), more likely to be retired (10.61% vs 8.51%), less likely to live in a detached house (10.77% vs 22.77%), and more likely to be noncommuters (29.97% vs 25.74%). Movers to greener areas, who were currently living in less green areas, also had lower mean (inverse) GHQ scores at T-2 (9.78) than movers to less green areas, who were currently living in more green areas, (10.15). This baseline difference reflects previous findings of better mental health in greener urban areas. Intriguingly, mean GHQ for movers to greener areas at T+3 was 10.10, that is, almost identical to mean GHQ at T-2 for movers to less green areas (10.15). Notably, at these points in time both groups were living in areas with near identical mean green space cover (74.08% postmove for the group moving to greener areas, and 74.13% premove for the group moving to less green areas).

There was little change in the means and proportions of some of the control variables over time for both groups (Tables 1 and 2). For example, income, labor market status, household space and commuting time are relatively stable. Other factors did vary over the period. Both groups show increases in the proportions married, highly qualified, living with children and in older age categories, and, among movers to greener areas

only, with work-limiting health. House type also shows change over time in both samples. These descriptive trends underline the importance of controlling on these factors in the estimation of the effects of time relative to relocation.

Importantly, move motives were highly similar across the two samples (Supporting Information Table S1). By far the most frequent motive was “larger accommodation” ($n = 254$), stated by 25.6% of those who moved to a greener area and 21.7% of those who moved to a less green area. Among movers to greener areas, only 4 respondents indicated that area greenness was a reason for the relocation though a few did include factors such as noise ($n = 11$) and traffic ($n = 4$), both of which may be related to local area green space. Again, though, these motives were present in similarly low frequencies among movers to less green areas ($ns = 4, 4$, and 2 respectively). Thus not being able to include motives in our regression estimations does not seem to have been an important problem in terms of accounting for the different temporal relationships seen below.

Regression Results. Results of the regressions for both groups of mover are presented in Table 3 and the coefficients for our main variable of interest (i.e., year before and after home relocations) are presented in Figures 2a (movers to greener urban areas) and 2b (movers to less green urban areas). The coefficients for the control variables show that for both samples mental health was lower when individuals had work-limiting health problems and were unemployed. For movers to more green space, mental health was also lower when they lived in areas where the mean level of education was higher.

Movers to greener areas showed no difference in GHQ at T-1 compared to T-2, but then a significant improvement in mental health for each of the three years postmove (Figure 2a). Although the largest improvement was at T+3, ($b = 0.43$, $P = 0.008$), which might support a sensitization hypothesis, the improvement in mental health stabilized quickly postmove for the following three years. The data thus best support the immediate shifting baseline hypothesis.

Movers to less green areas showed a significant decrease in mental health at T-1 compared to T-2, ($b = -0.34$, $P = 0.031$), but no significant differences for the three years postmove. That is, people have apparently adapted fairly rapidly to living in a less green area (Figure 2b).

DISCUSSION

This study aimed to explore the longitudinal effects of changes in environmental green space on mental health through examination of the impact of home relocation to a greener (or less green) urban area. Previous cross-sectional work suggested mental health is better in greener urban areas,^{5,6} and previous estimates from within-individual differences showed that 'on average' mental health improved during years of residence in greener areas.¹⁶ However, this average could reflect a range of different temporal patterns following changes in residential area green space which have different implications for environmental urban design and land use policy. Take the case of relocation to a greener urban area. There may be an initial peak in mental health following the move to a greener area before adaptation takes place and people return to premove levels (i.e., the adaptation hypothesis). Such a process implies time-limited benefits from urban green space development. Alternatively, it may take time to accrue the mental health benefits from moving to a greener area and thus the initial years will show little immediate impact (i.e., the sensitization hypothesis). This implies that initial benefits to mental health from urban greening might be maximized when developments are accompanied by information campaigns, and health or lifestyle promotion work. Finally, the impact might be immediate and sustained, and result in a relatively rapid shift in baseline mental health after a move (i.e., the shifting baseline hypothesis). This scenario implies immediate and potentially long-lasting benefits to local residents from urban green space development. As noted earlier, all three processes have been witnessed following other life changes^{17–26} and thus we were unable to predict, *a priori*, which pattern might explain previous green space related findings.¹⁶

Our test of these different possibilities suggested that for movers to greener areas, the shifting baseline hypothesis best fit the data (Figure 2a): Mental health improved within a year and stayed approximately the same for the following two years. Results for movers to less green areas were less straightforward (Figure 2b): The predicted decline in mental health for this group occurred before the move and was followed by rapid adaptation to the new circumstances. There are at least two possible interpretations.

First, the anticipation of moving to a less green area may have negatively impacted mental health. Such negative anticipation effects are observed preceding divorce, for instance.¹⁹ Second, declines in mental wellbeing may have precipitated the moves themselves. For instance, it could be that individuals who were becoming increasingly unhappy in greener areas, perhaps due to fewer facilities or job opportunities, decided to move to less green urban areas and once they had done so their mental health improved again. Although possible, move motivations were broadly similar across the two samples and employment related reasons, for instance, were rare among movers to less green space. Thus, at least with the current data, it is difficult to offer move motivation as an explanation for the findings.

Confidence in our results comes from the negative effects on mental health of other life changes included in the analyses such as unemployment and ill-health which have also been demonstrated in previous research.^{16,34} The negative relationship observed between area level education and mental health among movers to greener areas may reflect increased stress from living among a new peer group of higher socio-economic

status, but this is highly speculative at this stage. The relatively small samples of observations used in the regressions possibly accounts for why some control variables shown in previous work with the BHPS data set to be significantly related to GHQ, such as marital status,¹⁶ were not significant in these estimations.

Study Limitations. First, the constraints of maintaining balanced panels and useable sample sizes restricted analyses to individuals with six years of consecutive data, limiting our ability to follow people's mental health for longer periods of time. Second, relatively small samples made stratification on other variables such as age or income problematic, which leaves open the question of whether different groups vary in their temporal responses to green space change. This issue is particularly pertinent to analysis of move motivations. Although, as noted above, we were unable to include motivations in our models, we did at least control for the main move motivation (accommodation size). Importantly, neither accommodation size nor type was significant in either model, and motivations were broadly similar across the two samples anyway suggesting that differential move motivations are not a simple explanation for the findings. Nonetheless, future research, using the far larger sample from UK's recently initiated Understanding Society panel,³⁷ will be able to overcome the issue of limited sampling and more fully explore the importance of mover motivations using stratified models.

It is also important to note that FE analysis does not permit inference to a sampled population. Furthermore, while the BHPS sample is representative of adults in the UK, no similar claim can be made about the estimation subsamples used in this research. Of particular interest is the possibility that the representativeness of the samples of movers may be affected by differential attrition. Such differential attrition may be relevant as a possible explanation for the observed absence of sustained declines in mental health among movers to less green space. For instance, it is possible that individuals whose mental health did not recover after T-1 may have been more likely to become nonrespondents during T+1 to T+3. Of course, it is also possible that some individuals experienced declines rather than improvements in mental health following moves to greater green space and were excluded from the estimation sample on the same grounds. Our findings are thus limited to our samples, that is, those individuals for whom we could monitor mental health over six consecutive years. Again, the much larger Understanding Society panel will enable more detailed exploration of these possibilities in the coming years, where different time periods can be explored with more reliability.

Finally, although FE estimation controls for time-invariant individual level heterogeneity (thus reducing estimation bias due to correlation between factors such as heredity and personality, and the predictor variables), the models do not control for all potentially confounding time-varying factors, and thus causality cannot be assumed. Moreover, the available covariates and their operationalization were limited by the available data. For example, while labor market status distinguished employment from unemployment and the other categories, the impact of changes in employment which might occur as a result of redundancy are not accounted for. There are many other potentially stressful and stress reducing life events which are not included in the model and further research is needed to explore these issues directly.

An important example of the limitations of how constructs are operationalized in this work is the fact that cross-sectional

estimates of area level factors (at 2005) were distributed to all waves of data (1991–2008), with no correction for changes within areas over time. We assume this to have very limited impact on our estimations, since comparative differences in environmental and socio-demographic aspects of a residential area at different times are assumed to be slight in comparison to those between different residential areas at the same, or different, times.

We were also unable to examine mechanisms that might explain how green space could improve mental well-being by, for instance, encouraging greater levels of physical activity or promoting better neighborhood relations. Furthermore, it was assumed that area level green space is related to individual exposure: we distributed the community level variable to the individuals in the sample. Thus, again, further work is needed to look at longitudinal trends in potential mechanisms and to better quantify individual level green space exposure among large samples. One possibility would be to compare our findings with those from large-scale “natural experiments”³⁸ where the mental health and physical activity, for instance, of local populations is monitored before and after changes in local green space (e.g., creation of new parks). Such an approach would also be better able to operationalize individual level green space exposure in terms of both plot size (e.g., comparing one large park vs several smaller parks within a local area) and quality (e.g., design attributes, habitat type, and biodiversity).

Implications. While acknowledging these limitations, our results may nevertheless aid policy makers and urban planners interested in exploring whether “green infrastructure,”³⁹ such as parks and green corridors, produces mental health benefits to local populations. Unlike many other changes in life circumstances, where effects on mental health can be short-lived, moving to a greener urban area was associated with sustained mental health gains. Further work is needed to examine why these effects occur and just how long they may last, and also why the reverse situation was not observed, that is, people who moved to less green areas did not show enduring negative impacts.

■ ASSOCIATED CONTENT

● Supporting Information

Additional information as noted in the text. This material is available free of charge via the Internet at <http://pubs.acs.org>.

■ AUTHOR INFORMATION

Corresponding Author

*Phone: 0044 (0)1872 258144; e-mail: mathew.white@exeter.ac.uk.

Notes

The authors declare no competing financial interest.

■ ACKNOWLEDGMENTS

The European Centre for Environment and Human Health, part of University of Exeter Medical School, is supported by investment from the European Regional Development Fund 2007–2013 and the European Social Fund Convergence Programme for Cornwall and the Isles of Scilly. This work was supported by the Economic and Social Research Council (grant number ES/K002872/1). Neither the BHPS data collectors nor the UK Data Archive bear any responsibility for the analyses or interpretations presented here. We would also like to thank the Editor and three anonymous reviewers for

their insightful suggestions on a previous version of this manuscript.

■ REFERENCES

- (1) World Health Organization. *The Global Burden of Disease: 2004 Update*. Geneva, 2008; p 37. http://www.who.int/healthinfo/global_burden_disease/2004_report_update/en/index.html (accessed March 16, 2013).
- (2) Peen, J.; Schoevers, R. A.; Beekman, A. T.; Dekker, J. The current status of urban-rural differences in psychiatric disorders. *Acta Psychiatr. Scand.* 2010, 121 (2), 84–93.
- (3) Grahn, P.; Stigsdotter, U. A. Landscape planning and stress. *Urban For. Urban Green.* 2003, 2 (1), 1–18.
- (4) Ward Thompson, C.; Roe, J.; Aspinall, P.; Mitchell, R.; Clow, A.; Miller, D. More green space is linked to less stress in deprived communities: Evidence from salivary cortisol patterns. *Landscape Urban Plann.* 2012, 105 (3), 221–229.
- (5) de Vries, S.; Verheij, R. A.; Groenewegen, P. P.; Spreeuwenberg, P. Natural environments—healthy environments? An exploratory analysis of the relationship between greenspace and health. *Environ. Plann. A* 2003, 35 (10), 1717–1731.
- (6) van den Berg, A. E.; Maas, J.; Verheij, R. A.; Groenewegen, P. P. Green space as a buffer between stressful life events and health. *Soc. Sci. Med.* 2010, 70 (8), 1203–1210.
- (7) Maas, J.; Verheij, R. A.; de Vries, S.; Spreeuwenberg, P.; Schellevis, F. G.; Groenewegen, P. P. Morbidity is related to a green living environment. *J. Epidemiol. Community Health* 2009, 63 (12), 967–973.
- (8) Mitchell, R.; Popham, F. Effect of exposure to natural environment on health inequalities: An observational population study. *Lancet* 2008, 372 (9650), 1655–1660.
- (9) Thompson Coon, J.; Boddy, K.; Stein, K.; Whear, R.; Barton, J.; Depledge, M. H. Does participating in physical activity in outdoor natural environments have a greater effect on physical and mental wellbeing than physical activity indoors? A systematic review. *Environ. Sci. Technol.* 2010, 45 (5), 1761–1772.
- (10) Barton, J.; Pretty, J. What is the best dose of nature and green exercise for improving mental health? A multi-study analysis. *Environ. Sci. Technol.* 2010, 44 (10), 3947–3955.
- (11) Park, J. J.; O'Brien, L.; Roe, J.; Ward Thompson, C.; Mitchell, R. The natural outdoors and health: Assessing the value and potential contribution of secondary public data sets in the UK to current and future knowledge. *Health Place* 2011, 17 (1), 269–279.
- (12) Heath, G. W.; Brownson, R. C.; Kruger, J.; Miles, R.; Powell, K. E.; Ramsey, L. T. Task force on community preventive services. The effectiveness of urban design and land use and transport policies and practices to increase physical activity: A systematic review. *J. Phys. Act. Health* 2006, 3 (Suppl S1), S55–S76.
- (13) Coombes, E.; Jones, A. P.; Hillsdon, M. The relationship of physical activity and overweight to objectively measured green space accessibility and use. *Soc Sci Med.* 2010, 70 (6), 816–822.
- (14) de Neve, J. E.; Oswald, A. J. Estimating the influence of life satisfaction and positive affect on later income using sibling fixed effects. *Proc. Natl. Acad. Sci. U. S. A.* 2012, 109 (49), 19953–19958.
- (15) Bateman, I. J. et al. Economic values from ecosystems. In *The UK National Ecosystem Assessment Technical Report*; UNEP-WCMC: Cambridge, 2011; pp 1067–1152.
- (16) White, M. P.; Alcock, I.; Wheeler, B. W.; Depledge, M. H. Would you be happier living in a greener urban area? A fixed effects analysis of longitudinal panel data. *Psychol. Sci.* 2013, 24 (6), 920–928.
- (17) Diener, E.; Lucas, R. E.; Scollon, C. N. Beyond the hedonic treadmill: Revising the adaptation theory of well-being. *Am. Psychol.* 2006, 61 (4), 305–314.
- (18) Frederick, S.; Loewenstein, G. Hedonic adaptation. In *Hedonic Psychology: Scientific Approaches to Enjoyment, Suffering, and Wellbeing*; Diener, E., Schwarz, N., Kahneman, D., Eds.; Russell Sage Foundation: New York, 1999, pp 302–329.

- (19) Lucas, R. E.; Clark, A. E.; Georgellis, Y.; Diener, E. Reexamining adaptation and the set point model of happiness: Reactions to changes in marital status. *J. Pers. Soc. Psychol.* **2003**, *84* (3), 527–539.
- (20) Gilbert, D. T.; Pinel, E. C.; Wilson, T. D.; Blumberg, S. J.; Wheatley, T. P. Immune neglect: A source of durability bias in affective forecasting. *J. Pers. Soc. Psychol.* **1998**, *75* (3), 617–638.
- (21) Riis, J.; Loewenstein, G.; Baron, J.; Jepson, C.; Fagerlin, C.; Ubel, P. A. Ignorance of hedonic adaptation to hemodialysis: A study using ecological momentary assessment. *J. Exp. Psychol. Gen.* **2005**, *134* (1), 3–9.
- (22) Lucas, R. E. Time does not heal all wounds: A longitudinal study of reaction and adaptation to divorce. *Psychol. Sci.* **2005**, *16* (12), 945–950.
- (23) Gardner, J.; Oswald, A. J. Money and mental wellbeing: A longitudinal study of medium-sized lottery wins. *J. Health Econ.* **2007**, *26* (1), 49–60.
- (24) Weinstein, N. D. Community noise problems: Evidence against adaptation. *J. Environ. Psychol.* **1982**, *2* (2), 87–97.
- (25) Lucas, R. E.; Clark, A. E.; Georgellis, Y.; Diener, E. Unemployment alters the set point for life satisfaction. *Psychol. Sci.* **2004**, *15* (1), 8–13.
- (26) Butler, A. C.; Chapman, J. E.; Forman, E. M.; Beck, A. T. The empirical status of cognitive-behavioral therapy: A review of meta-analyses. *Clin. Psychol. Rev.* **2006**, *26* (1), 17–31.
- (27) Caldera Sánchez, A.; Andrews, D. Residential Mobility and Public Policy in OECD Countries. *OECD Journal: Economic Studies*, Vol. 2011/1. http://dx.doi.org/10.1787/eco_studies-2011-5kg0vswqt240
- (28) Taylor, M. F.; Brice, J.; Buck, N.; Prentice-Lane, E. *British Household Panel Survey User Manual Vol. A: Introduction, Technical Report and Appendices*; University of Essex: Colchester, UK, 2010.
- (29) Mitchell, R.; Popham, F. Greenspace, urbanity and health: Relationships in England. *J. Epidemiol. Commun. Health.* **2007**, *61* (8), 681–683.
- (30) Goldberg, D. P.; Gater, R.; Sartorius, N.; Ustun, T. B.; Piccinelli, M.; Gureje, O.; Rutter, C. The validity of two versions of the GHQ in the WHO study of mental illness in general health care. *Psychol. Med.* **1997**, *27* (1), 191–197.
- (31) Department for Communities and Local Government. *Generalised Land Use Database Statistics for England 2005(Enhanced Basemap)*; London, 2007.
- (32) Wheeler, B. W.; White, M.; Stahl-Timmins, W.; Depledge, M. H. Does living by the coast improve health and wellbeing? *Health Place* **2012**, *18* (5), 1198–1201.
- (33) White, M. P.; Alcock, I.; Wheeler, B. W.; Depledge, M. H. Coastal proximity and health: A fixed effects analysis of longitudinal panel data. *Health Place* **2013**, *23*, 97–103.
- (34) Noble, M.; McLennan, D.; Wilkinson, K.; Whitworth, A.; Barnes, H.; Dibben, C. *The English Indices of Deprivation 2007*; HMSO Department for Communities and Local Government: London, 2008.
- (35) Dolan, P.; Peasgood, T.; White, M. Do we really know what makes us happy? A review of the economic literature on the factors associated with subjective well-being. *J. Econ. Psychol.* **2008**, *29* (1), 94–122.
- (36) Jenkins, S. P. The British Household Panel Survey and its Income Data. Institute for Social and Economic Research Working Paper 2010-33, 2010. <http://www.iser.essex.ac.uk/publications/working-papers/iser/2010-33.pdf> (accessed May 20, 2012).
- (37) Lynn, P. *Sample Design for Understanding Society*. Understanding Society Working Paper Series No. 2009-01, 2009. <https://www.understandingsociety.ac.uk/research/publications/working-paper/understanding-society/2009-01.pdf> (accessed May 20, 2013).
- (38) Medical Research Council. *Using Natural Experiments to Evaluate Population Health Interventions: Guidance for Producers and Users of Evidence*. 2011. <http://www.mrc.ac.uk/Utilities/Documentrecord/index.htm?id=MRC008043> (accessed January 16, 2013).
- (39) Tzoulas, K.; Korpela, K.; Venn, S.; Yli-Pelkonen, V.; Kazmierczak, A.; Niemela, J.; James, P. Promoting ecosystem and human health in urban areas using Green Infrastructure: A literature review. *Landscape Urban Plann.* **2007**, *81* (3), 167–178.

SCIENTIFIC REPORTS

OPEN

Neighborhood greenspace and health in a large urban center

Omid Kardan¹, Peter Gozdyra², Bratislav Mistic³, Faisal Moola⁴, Lyle J. Palmer⁵, Tomáš Paus⁶ & Marc G. Berman^{1,7}

Received: 08 February 2015

Accepted: 01 June 2015

Published: 09 July 2015

Studies have shown that natural environments can enhance health and here we build upon that work by examining the associations between comprehensive greenspace metrics and health. We focused on a large urban population center (Toronto, Canada) and related the two domains by combining high-resolution satellite imagery and individual tree data from Toronto with questionnaire-based self-reports of general health perception, cardio-metabolic conditions and mental illnesses from the Ontario Health Study. Results from multiple regressions and multivariate canonical correlation analyses suggest that people who live in neighborhoods with a higher density of trees on their streets report significantly higher health perception and significantly less cardio-metabolic conditions (controlling for socio-economic and demographic factors). We find that having 10 more trees in a city block, on average, improves health perception in ways comparable to an increase in annual personal income of \$10,000 and moving to a neighborhood with \$10,000 higher median income or being 7 years younger. We also find that having 11 more trees in a city block, on average, decreases cardio-metabolic conditions in ways comparable to an increase in annual personal income of \$20,000 and moving to a neighborhood with \$20,000 higher median income or being 1.4 years younger.

Many have the intuition that living near trees and greenspace is beneficial to our health. But how much could a tree in the street or a nearby neighborhood park improve our health? Here we set out to examine this very question by studying the relationship between health and neighborhood greenspace as measured with comprehensive metrics of tree canopy on the street vs. tree canopy in parks and private residences.

It is a known fact that urban trees improve air quality^{1,2}, reduce cooling and heating energy use³, and make urban environments aesthetically more preferable^{4,5}. Importantly, several studies have shown that exposure to greenspaces can be psychologically and physiologically restorative by promoting mental health^{6,7}, reducing non-accidental mortality⁸, reducing physician assessed-morbidity⁹, reducing income-related health inequality's effect on morbidity¹⁰, reducing blood pressure and stress levels^{11,12}, reducing sedentary leisure time¹³, as well as promoting physical activity^{14,15}. In addition, greenspace may enhance psychological and cardio-vascular benefits of physical activity, as compared with other settings¹².

Moreover, experimental research has demonstrated that interacting with natural environments can have beneficial effects – after brief exposures – on memory and attention for healthy individuals^{16–18} and for patient populations^{19–21}. In addition, having access to views of natural settings (e.g., from a home or a hospital bed) have been found to reduce crime and aggression^{22,23} and improve recovery from surgery²⁴.

Although many studies have shown that natural environments enhance health or encourage healthy behaviors, to our knowledge, fewer studies have quantified the relationship between individual trees and health. In addition, studies have not separately estimated the treed area beside the streets and other urban greenspaces and related those variables to individuals' health in various domains, including

¹Department of Psychology, The University of Chicago, Chicago, IL, USA. ²Institute for Clinical Evaluative Sciences, Toronto, ON, Canada. ³Indiana University, Bloomington, IN, USA. ⁴The David Suzuki Foundation, Toronto, ON, Canada. ⁵Translational Health Science, The University of Adelaide, Adelaide, SA, Australia. ⁶Rotman Research Institute, University of Toronto, Toronto, ON, Canada. ⁷Grossman Institute for Neuroscience, Quantitative Biology, and Human Behavior, University of Chicago. Correspondence and requests for materials should be addressed to O.K. (email: okardan@uchicago.edu) or M.G.B. (email: bermanm@uchicago.edu)

cardio-metabolic conditions, mental disorders and general health perception. Knowing the kind of greenspace that may be associated with health benefits would be critical when deciding the type of greenspace that should be incorporated into built environments to improve health.

The typical method for quantifying exposure to greenspace for individuals in large population studies is to use the percentage of area covered in greenspace in an individual's neighborhood. The size of the areas and the accuracy (and also definition) of greenspace quantification vary across different studies. For example¹⁰, used data containing $>10\text{ m}^2$ accuracy for greenspace and geographical units of 4 km^2 on average in their study, Richardson *et al.* (2013) used $>200\text{ m}^2$ accuracy for greenspace and geographical units that averaged 5 km^2 , and⁷ used the presence of public "natural" spaces in areas within a 5 km radius from schools to quantify exposure to nature for school-aged children.

In this study, we were interested in examining greenspace with lower granularity (i.e., higher geographical resolution) and quantifying associations that are specific to exposure to trees, as opposed to exposures to any greenspace, such as grass or shrubbery. Here, our definition of greenspace consisted of tree canopy only and not of urban grass or bushes (or other "natural" settings). This choice is based on the assumption that trees are the most consistent green components in an area and potentially the most important component for having beneficial effects²⁵.

We also used a much higher geographical resolution for the following reasons. First, we wanted to distinguish between trees along the roads and streets versus those in domestic gardens and parks, and other open areas. To do so, we used individual tree data from the 'Street Tree General Data' and tree-canopy polygon data from the 'Forest and Land Cover' dataset to construct our greenspace variables. Both datasets came from the city of Toronto. Second, to ensure that the tree variables were less confounded by health insurance policies as well as demographic parameters (age, sex, education, and income), we used a single urban population (Toronto) in Canada, a country with a universal publically funded healthcare system that, compared with the United States, guarantees access to health-care services independent of income and/or employment status²⁶. These health-care equalities facilitate the interpretation of the relationships between individual urban trees and health in this urban population. Although financial barriers may not impede access to health care services in Canada, differential use of physician services with respect to socio-economic status persist; Canadians with lower incomes and fewer years of schooling visit specialists at a lower rate than those with moderate or high incomes and higher levels of education despite the existence of universal health care²⁷. In particular, we examined the relationship between tree canopy density beside the streets and in other areas such as parks and domestic gardens with an individual's health. The health variables that we focused on were: 1) Overall health perception; 2) Presence of cardio-metabolic conditions such as hypertension, high blood glucose, obesity (both overweight and obese), high cholesterol, myocardial infarction, heart disease, stroke, and diabetes; and 3) Mental health problems including major depression, anxiety, and addiction. Subjective self-rated health perception was chosen as one of the health outcomes because self-perception of health has been found to be related to morbidity and mortality rates and is a strong predictor of health status and outcomes in both clinical and community settings^{28–30}.

Furthermore, on the tree variable side, we distinguished tree canopy of trees beside the street from those planted in other areas, such as parks and private backyards. A distinction of these different sources of tree canopy may be helpful for urban planning policies. We hypothesized that street trees could have stronger beneficial associations with individual's health because they may be more accessible to all residents in a given neighborhood as residents are likely exposed to street trees in their daily activities and through views from their windows; for example see²⁴.

Figure 1 shows a geographic map of the individual tree data (i.e., the individual trees on the street) and Fig. 2 shows a geographic map of the satellite tree data (i.e., the amount of tree canopy) for different neighborhoods in the city of Toronto. Both tree datasets were used to quantify the "greenness" of the neighborhoods (see Methods). Figure 3 shows the dissemination areas (i.e., Toronto neighborhood units) that were used in our analysis. The highlighted neighborhoods are the ones that were included in our analysis.

To uncover the relationships between neighborhood greenspace and health we performed two analyses. The first was a multiple regression of each health outcome on socio-economic, demographic and tree density variables. The second was a canonical correlation analysis where we examined the multivariate relationship between *all* health outcomes and socio-economic, demographic and tree density variables. Our canonical correlation model is shown in Fig. 4. In all of these analyses we attempted to quantify the independent relationships of street tree canopy and non-street tree canopy on health.

Results

Regression Results. Health Perception. Our results suggest that people who live in areas that have more (and/or larger) trees on the streets report better health perception, after controlling for demographic factors, such as income, age and education [$p < 0.0001$]. As can be seen in Table 1, the regression coefficient for the street tree density variable shows that a four percent square meters (400 cm^2) increase in the treed area for every square meter of neighborhood predicts about 0.04 increased health perception (i.e., 1% of our 1–5 health perception scale) for individuals living in that area. A $400\text{ cm}^2/\text{m}^2$ increase in treed area is equal to the addition of about 200 average trees (with 40 m^2 crown area) on the streets in a

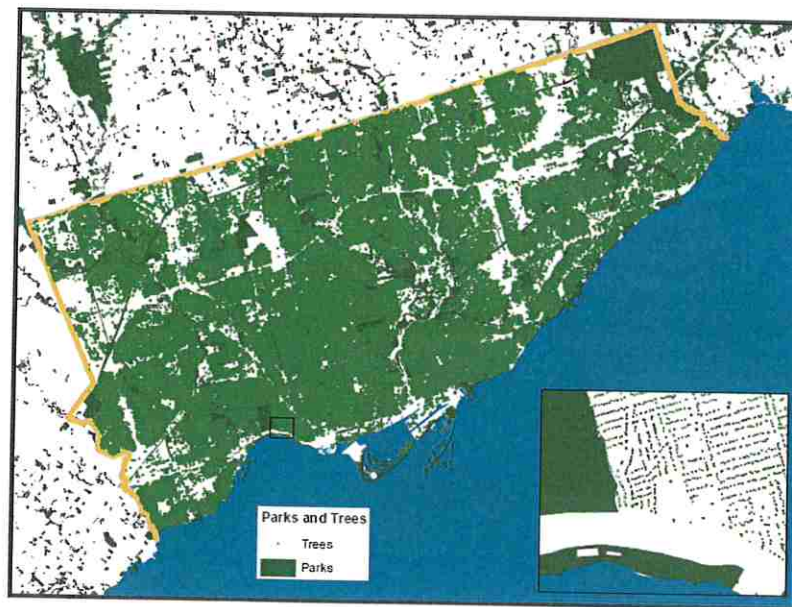


Figure 1. The Greenspace map of the city of Toronto constructed from the individual tree information Street Tree General Data. This image is shown in much lower resolution compared to the real image and the dissociation between individual trees and other areas is clearly perceivable for the zoomed-in area. Parks are shown in dark green. This figure was created using Environmental Systems Research Institute's (ESRI) ArcGIS software v. 10.2.

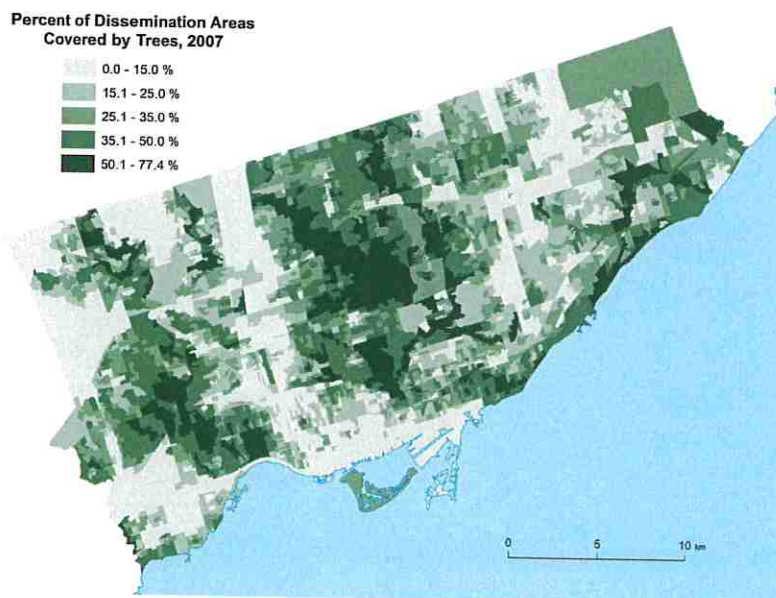


Figure 2. The Greenspace map of the city of Toronto constructed from the Geographical Information System (GIS) polygon data set Forest and Land Cover. The levels are shown in units of 10–15% for display purposes only as we analyzed these data as a continuous variable. This figure was created using Environmental Systems Research Institute's (ESRI) ArcGIS software v. 10.2.

dissemination area of almost average size (about 200,000 m²) in Toronto. This is approximately 10 more trees per city block (a DA usually contains about 25 blocks). As can be seen in Table 1, this increase in health perception is equivalent to the effect of a \$10,200 increase in annual household income and living in a DA with equally (i.e., \$10,200) higher median income. (Notice that for this comparison we added up the estimates of income and area income because a hypothetical increase of income for the families in a DA also increases the median area income in that DA to the same extent). This same increase in health perception is also, on average, equivalent to being 7 years younger.

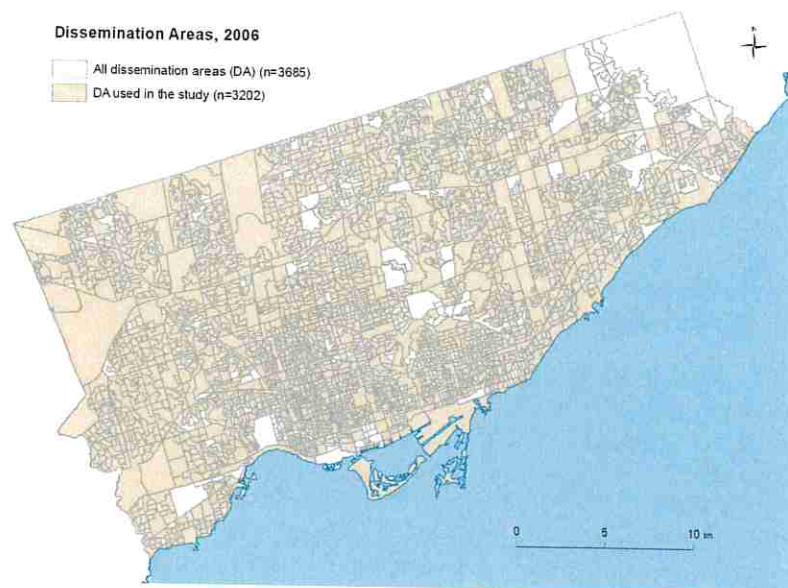


Figure 3. The dissemination area map of the city of Toronto (2006). The colored regions show the dissemination areas that were included in the study. This figure was created using Environmental Systems Research Institute's (ESRI) ArcGIS software v. 10.2.

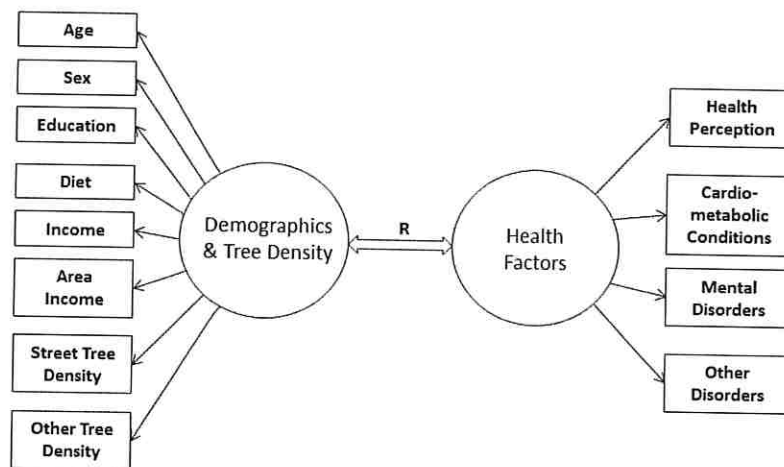


Figure 4. The canonical correspondence model that was used in our canonical correlation analyses to assess the relationship of the predictors (socio-economic, demographic and tree density variables) with health factors.

Other than street tree density, variables that independently predict better health perception in this multiple regression are: eating more servings of vegetables and fruits in one's diet (1 more serving per day predicts 1.2% better health perception [$p < 0.0001$]), being younger (10 years less age predicts 1.5% better health perception [$p < 0.0001$]), being male (males have on average almost 1% better health perception than females [$p = 0.0004$]), having higher education (belonging to one higher educational group predicts 1.6% better health perception [$p < 0.0001$]), living in more affluent neighborhoods (belonging to one higher area median income group predicts 0.7% better health perception [$p < 0.0001$]), and having higher household income (belonging to one higher income group predicts 1.6% better health perception [$p < 0.0001$]). It should be mentioned that the associations between health perception and tree density and other predictors reported here explain 9% of the variance in health perception and tree density. While the model explains a significant proportion of the variance in the data, it does not explain all of the variance of the dependent variable. This is true of all models whose R^2 values are less than 1. As such the model's predictions may not always hold true if the other unidentified factors that predict the remaining variability in health perception are not controlled for.

Variable	Estimate	Std. Error	t-stat.	p-value	df	Rel. Increase	FMI
Intercept	2.7794	0.0296	93.8319	<0.0001	6202	0.0685	0.0644
Diet	0.0481	0.0024	19.7007	<0.0001	668	0.2130	0.1781
Age	-0.0059	0.0004	-16.8734	<0.0001	10566	0.05246	0.0500
Sex	0.0374	0.0107	3.4853	0.0004	14364	0.04498	0.0432
Education	0.0663	0.0032	20.6885	<0.0001	6647	0.06620	0.0624
Income	0.0710	0.0034	21.0145	<0.0001	448	0.2630	0.2117
Area income	0.0278	0.0056	4.9162	<0.0001	3664	0.08932	0.0825
Street Tree den.	0.0101	0.0015	6.6879	<0.0001	34158	0.02915	0.0284
Other Tree den.	-0.0003	0.0004	-0.7293	0.4658	25993	0.03342	0.0324

Table 1. Combined results of regression of health perception on the multiply-imputed data. $R^2 = 0.0885$, adjusted $R^2 = 0.0876$, $F(8, 7879^*) = 94.6814$, $p < 0.0001$. FMI is fraction of missing information.

*The average of estimated degrees of freedom.

Variable	Estimate	Std. Error	t-stat.	p-value	df	Rel. Increase	FMI
Intercept	0.1236	0.0363	3.4049	0.0008	895	0.1937	0.1643
Diet	-0.0062	0.0026	-2.3217	0.0204	1206	0.1569	0.1371
Age	0.0296	0.0004	70.4279	<0.0001	1724	0.1307	0.1166
Sex	0.2894	0.0128	22.5830	<0.0001	857	0.1871	0.1596
Education	-0.0570	0.0037	-15.2098	<0.0001	553	0.2351	0.1932
Income	-0.0240	0.0038	-6.2648	<0.0001	168	0.4563	0.3213
Area Income	-0.0286	0.0066	-4.3071	<0.0001	863	0.1864	0.1591
Street Tree den.	-0.0097	0.0018	-5.4025	<0.0001	801	0.1937	0.1643
Other Tree den.	-0.0001	0.0005	-0.1196	0.9048	776	0.1970	0.1667

Table 2. Combined results of regression of cardio-metabolic conditions on the multiple-imputed data. $R^2 = 0.1920$, adjusted $R^2 = 0.1845$, $F(8, 871^*) = 25.6089$, $p < 0.0001$. FMI is fraction of missing information.

*The average of estimated degrees of freedoms.

Cardio-metabolic Conditions. Results of regressing the Cardio-metabolic conditions index on the independent variables are shown in Table 2. Results suggest that people who live in areas that have more (and/or larger) trees on the streets report significantly fewer cardio-metabolic conditions. People reported decrease of 0.04 units of cardio-metabolic conditions (0.5% of the 0–8 scale for cardio-metabolic conditions) for every increase of $408 \text{ cm}^2/\text{m}^2$ in tree density. This is approximately equivalent to 11 more average-sized trees on the streets per city block. This effect for cardio-metabolic conditions is equivalent to a \$20,200 increase in both area median income and annual household income adjusted for other variables. This decrease in cardio-metabolic conditions is also, on average, equivalent to being 1.4 years younger.

Other than street tree density, variables that predict fewer cardio-metabolic conditions, after controlling for other variables in this multiple regression, are: eating more servings of vegetables and fruits in one's diet (1 more serving per day predicts 0.08% less cardio-metabolic conditions [$p = 0.0129$]), being younger (10 years less age predicts 3.7% less cardio-metabolic conditions [$p < 0.0001$]), being female (females report on average 3.3% less cardio-metabolic conditions than males [$p < 0.0001$]), having higher education (belonging to one higher educational group predicts 0.71% less cardio-metabolic conditions [$p < 0.0001$]), living in more affluent neighborhoods (belonging to one higher area median income group predicts 0.36% higher reported health perception [$p < 0.0001$]), and having higher household income (belonging to one higher income group predicts 0.28% less cardio-metabolic conditions [$p < 0.0001$]). In addition, we added the interaction terms of all predictors with the tree density variables and the models R^2 for health perception and cardio-metabolic conditions did not improve much ($\Delta R^2 = 0.0008$ for health perception, $\Delta R^2 = 0.0009$ for cardio-metabolic conditions), even though there was a small positive interaction between street tree density and age that was statistically significant. We chose not to include these interactions due to lack of a priori hypotheses, their small effect sizes and to preserve the models simplicity. Again, it should be mentioned that the associations between cardio-metabolic conditions and tree density and other predictors reported here explain 19% of the variance in cardio-metabolic

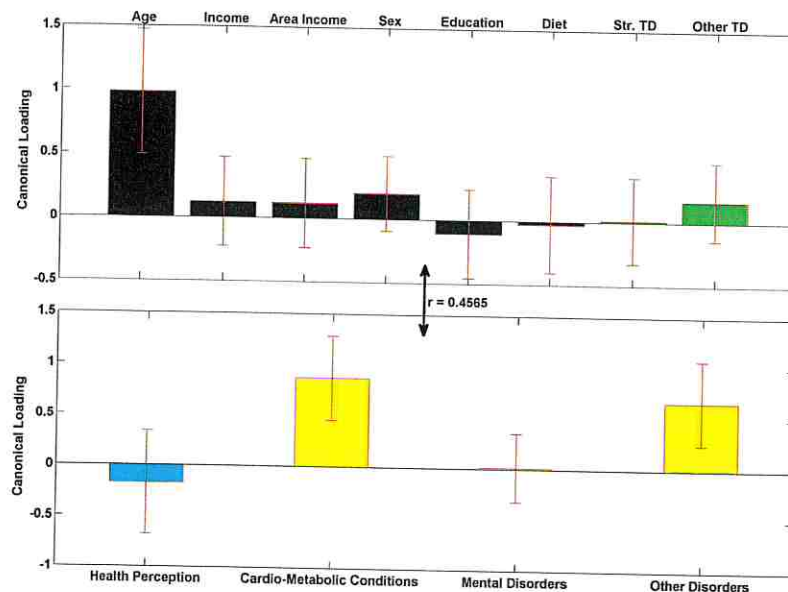


Figure 5. The first pair of linear composites for the canonical correlation analysis; $F(32, 114680) = 381.2263$, $R^2 = 0.2084$, $p < 0.0001$. Bars show correlation of each variable (canonical loadings) with the first set of weighted canonical scores. Error bars show ± 2 standard errors containing both between and within imputation variance calculated by bootstrapping imputed data sets. Please notice the different colors for health perception (teal) and other three health condition variables (yellow). This is to emphasize that they have different coding directions in terms of a person's well-being (more health perception is positive, more health conditions is negative).

conditions. While the model explains a significant proportion of the variance in the data, it does not explain all of the variance of the dependent variable. This is true of all models whose R^2 values are less than 1. As such the model's predictions may not always hold true if the other unidentified factors that predict the remaining variability in cardio-metabolic conditions are not controlled for.

Mental Disorders and Other Disorders. Results of Mental Disorders and Other Disorders can be found in Supplemental Tables S1 and S2. Regressing the Mental Disorders index on the independent variables do not capture a significant amount of variance in Mental Disorders in the data [$R^2 = 0.0136$, adjusted $R^2 = -0.0111$, $p = 0.1820$]. We will further investigate this issue later in the canonical correlation analysis.

Finally, the Other Disorders index is not a coherent variable and was not constructed to be used as a dependent variable in the regression analyses, but mainly was constructed as a control variable for the canonical correlation analysis. Nonetheless, results of regressing the Other Disorders index (Cancer, Migraines, Arthritis, or Asthma) on the independent variables are shown in Table S2.

Canonical Correlation Results. Figures 5–7 show the results from the canonical correlation analysis, which finds the relationship (i.e., linear combination of weights) between two sets of variables. The height of each bar shows the correlation of each variable with the corresponding set of canonical weights. Error bars show ± 2 standard errors containing both between and within imputation variance calculated by bootstrapping imputed data sets. Importantly, all canonical variates are orthogonal to one another.

The canonical correlation coefficient (r) for each pair of linear composites is shown near the bidirectional arrow representing the relationship between the two sets of variables (demographic and green-space variables and health-related variables). The canonical correlation coefficients for all the four pairs of linear composites were statistically significant ($p < 0.0001$ for Bartlett's approximate chi-squared statistic with Lawley's modification).

The first pair of linear composites (Fig. 5) is dominated by the effect of age on physical disorders (Cardio-metabolic and Other disorders). This suggests that being older is highly correlated ($r = 0.4565$, $R^2 = 0.2084$) with having more cardio-metabolic conditions, as well as cancer, arthritis, asthma and migraines.

The second pair of linear composites is mainly dominated by Health Perception and shows that individuals with higher annual income, higher education, higher vegetables/fruits consumption and who live in areas with higher street tree density report the best health perception. This replicates and extends the results found in the regression. The same group of people also reports fewer cardio-metabolic conditions, although the errorbar for the loading of these conditions crosses zero (indicating a non-significant

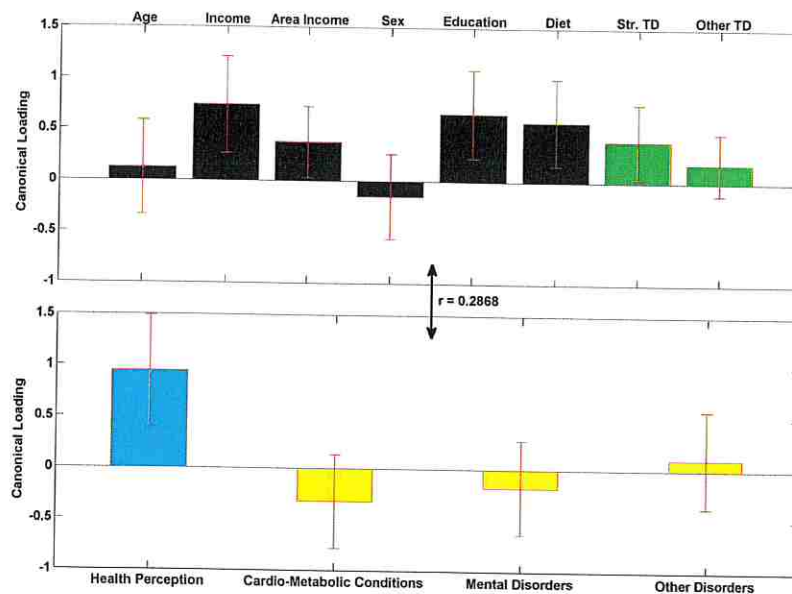


Figure 6. The second pair of linear composites for the canonical correlation analysis; $F(21, 89297) = 211.0480$, $R^2 = 0.0822$, $p < 0.0001$. Bars show correlation of each variable with the second set of weighted canonical scores. Error bars show ± 2 standard errors containing both between and within imputation. Please notice the different colors for health perception (teal) and other three health condition variables (yellow). This is to emphasize that they have different coding directions in terms of a person's well-being (more health perception is positive, more health conditions is negative).

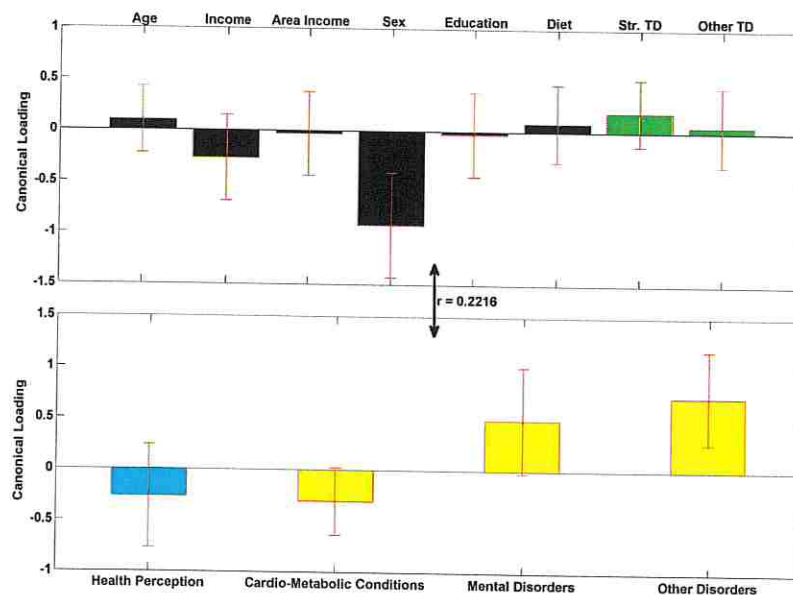


Figure 7. The third pair of linear composites for the canonical correlation analysis; $F(12, 63702) = 139.9347$, $R^2 = 0.0491$, $p < 0.0001$. Bars show correlation of each variable with the third set of weighted canonical scores. Error bars show ± 2 standard errors containing both between and within imputation variance. Please notice the different colors for health perception (teal) and other three health condition variables (yellow). This is to emphasize that they have different coding directions in terms of a person's well-being (more health perception is positive, more health conditions is negative).

effect). This is possibly due to the fact that the main part of the variability in cardio-metabolic conditions (that was mainly due to older age) was already captured by the first canonical loadings. The canonical correlation for this second linear composite is of medium size ($r = 0.2868$, $R^2 = 0.0822$).

Variable	Communality	Variable	Communality
Age	0.9845	Str. Tree Density	0.3980
Income	0.8158	Other Tree Density	0.1317
Area Income	0.2649	Health Perception	1.0000
Sex	0.9848	Cardio-metabolic Conditions	1.0000
Education	0.5016	Mental Disorders	1.0000
Diet	0.4372	Other Disorders	1.0000

Table 3. Communalities for the variables based on the canonical correlation analysis.

The third pair of linear composites has a modest effect size ($r = 0.2216$, $R^2 = 0.0491$) and is mainly dominated by sex. This composite shows that females report more other disorders and more mental disorders. This complies with the regression results and the fact that occurrence of breast cancer is more frequent among women even at younger ages³¹.

Results from the fourth composite are shown in Supplementary Figure S1. The fourth component was dominated by mental disorders after much of the variability due to sex was extracted by the previous composites (mainly third composite). Neither the demographic nor the tree density variables significantly correlated with the fourth canonical scores. The very small effect size ($r = 0.0539$, $R^2 = 0.0029$) shows that the data and variables might not be rich enough for an analysis of mental disorders, as mentioned before in the regression analysis. Indeed, only a non-reliable combination of demographic and tree variables seem to be related to more mental disorders at this stage of analysis. Future studies with more detailed data regarding mental disorders may help to test the results found for the fourth composite.

Finally, Table 3 shows the communalities for all the variables, which are computed as sum of the squared loadings across all latent variables and represent how much of the variance in the variable has been accounted for by the canonical correlation model. The communality results show that the canonical variates are able to capture/reproduce at least 15% of the variance in all original variables. In conclusion, both the regression and the canonical correlation analyses suggest that higher tree density on the streets, in a given dissemination area, correlates with better health perception and fewer cardio-metabolic conditions for people living in that dissemination area.

Discussion

Results from our study suggest that people who live in areas with higher street tree density report better health perception and fewer cardio-metabolic conditions compared with their peers living in areas with lower street tree density. There are two important points about our results that add to the previous literature. First, the effect size of the impact of street tree density seems to be comparable to that of a number of socioeconomic or demographic variables known to correlate with better health (beyond age). Specifically, if we consider two families, one earning \$10,200 more annually than the other, and living in a neighborhood with the same higher median income, it is predicted that the more affluent family who is living in the richer neighborhood perceives themselves as healthier people. Interestingly, however, that prediction could turn out to be wrong if the less affluent family lives in a neighborhood that has on average 10 more trees beside the streets in every block. Regarding cardio-metabolic conditions, the same scenario is expected to hold true for an income difference of \$20,200.

Ten more trees in every block is about 4% increase in street tree density in a dissemination area in Toronto, which seems to be logistically feasible; Toronto's dissemination areas have a 0.2% to 20.5% range of street tree density and trees can be incorporated into various planting areas along local roads. According to our findings improving health perception and decreasing cardio-metabolic conditions by planting 10 more trees per city block is equivalent to increasing the income of every household in that city block by more than \$10,000, which is more costly than planting the additional 10 trees. (See the "Urban Watershed Forestry Manual, Part 3 Urban Tree Planting Guide" for estimation of urban tree planting and maintenance costs and other considerations for urban tree planting. Generally, planting and maintenance of 10 urban trees could annually cost between \$300 to \$5000). Finally, it should be mentioned that this estimation of increased tree density being equivalent to specific increases in economic status of people is based on respondents from Canada, which has a publically funded universal health-care system. It may be the case that in other countries that do not have universal health care individuals' health may be more affected by economic status, which could cause the tree density relationship with health to be smaller-in economic terms. This, however, is an empirical question that is certainly worthy of further investigation.

The second important finding is that the "health" associations with tree density were not found (in a statistically reliable manner) for tree density in areas other than beside the streets and along local roads. It seems that trees that affect people most generally are those that they may have the most contact (visual or presence) with, which we are hypothesizing to be those planted along the streets. Another possible explanation could be that trees on the street may be more important to reductions in air pollution generated by traffic through dry deposition³². This *does not* indicate, however, that parks are not beneficial.

This study only shows that planting trees along the roads may be more beneficial than planting trees in parks and private residences at least for these health measures. For example, our sample only consists of adults and trees in parks may be more beneficial to children who spend more time in such locations³³. Future studies need to address this possibility more thoroughly.

An important issue that is not addressed in this study is the mechanisms by which these beneficial effects of proximity to more (or larger) urban trees on health occur. Improving air quality, relieving stress, or promoting physical activity could all be contributing factors to improved reported health. The current study provides two pieces of information that could be useful when trying to study the underlying mechanisms of the health benefits attained from urban trees. First, more than proximity (tree density in the neighborhood), it is the availability of the trees to the largest proportion of people (trees on the roads) that is beneficial. Second, the form of the relationship is linear, at least in the density range of 0 to 20% for trees on the streets found in the city of Toronto (i.e., adding the quadratic or the square root of street tree density to the multiple regressions did not improve the models, suggesting that the relationship of health outcomes with street tree density neither decreases (quadratic transformation), nor increases (square root transformation) in a meaningful way at higher levels of street tree density). These two results imply that: 1) some of the effects may be partially related to the mere visual exposure to trees^{16,18,24} or to the dry deposition of air pollutants and 2) that the effects are not likely to plateau or accelerate, in a meaningful way, as the level of tree canopy density increases.

In addition, in a post-hoc analysis, we compared the health outcomes of individuals living in areas with more leaf-retaining versus more deciduous trees, adjusted for street and other tree density and demographic variables. Our analysis showed that people living in year-round green areas (more leaf-retaining trees) reported less cardio-metabolic conditions ($p = 0.017$) than their peers, but not better health perception. Again, while not conclusive, this result points to some importance regarding the types of trees that should be planted, but it would be much too premature to favor the planting of non-deciduous vs. deciduous trees.

Our study could benefit from improvements in at least three aspects. First, we used cross-sectional data for practical reasons; longitudinal data would provide us with much stronger inferences of causality. Second, our health data items are self-reported, which introduces some error and potential biases in health variables reported. Third, we are assuming that controlling for area median income accounts for many other neighborhood variables that could affect mental and physical health in indirect ways (such as neighborhood safety, pollution, etc.), which might not always hold true. In future research we plan to test our current findings in a more comprehensive manner that obviates the mentioned limitations. In summary, our results show that street trees are associated with a significant, independent and reliable increase in health benefits in urban populations and that small increases in the number of trees along the street could improve health markedly and in cost-effective ways.

Materials and Methods

Canada is divided into geographical units called dissemination areas (DA), which consist of 400 to 700 inhabitants and whose boundary lines mostly follow roads. We used data from 3,202 DAs located in the city of Toronto with an average population of 690 individuals and average physical size of 172,290 m².

We combined data from three different sources to construct our tree, health and demographic variables:

The first source of tree canopy data came from the 'Street Tree General Data,' which is a Geographical Information System (GIS) dataset that lists the locations of over 530,000 individual trees planted on public land within the city of Toronto. This dataset comes from experts who traversed the city of Toronto and recorded tree species and diameters at breast height. Trees in public parks are not listed as the listed trees were only from public land that lines the streets. The set contains each tree's common and botanical names, their diameters at breast height (DBH), the street addresses and the general location reference information. Figure 1 shows the green-space map of Toronto generated from these data for illustration.

The second source of tree canopy data came from the Geographical Information System (GIS) polygon data set 'Forest and Land Cover,' which contained detailed areal information of tree canopies in Toronto. In these data, the satellite imagery resolution was 0.6 m – from QuickBird Satellite imagery, 2007. The treed area was calculated using automated remote sensing software - Ecognition. This automated land-cover map was then monitored by staff from the University of Vermont Spatial Analysis Lab and adjusted to increase accuracy. In this dataset there is the ability to differentiate shrub cover from trees. There is, however, some susceptibility to errors when differentiating large shrubs from trees. To validate the accuracy of the QuickBird satellite imagery, it was compared with two other methods used to assess tree canopy cover: 1) Ocular estimates of canopy cover by field crews during data collection in 2008; 2) 10,000 random point samples of leaf-off and leaf-on aerial orthophotos (imagery available in required orthorectified format included 1999, 2005 and 2009)³⁴. The tree canopy coverage estimates for each of the respective approaches were: QuickBird: 28%; Ocular: 24%; and Aerial Orthophotos: 26.2% respectively³⁴. Because of the similarity in results, we can be confident in the accuracy of the QuickBird satellite results. For more information on the automated classification of leaf-on tree canopy from the 2007 satellite imagery see Appendix 4 of³⁴. Figure 2 shows a map of tree canopy in each dissemination area as generated from the QuickBird Satellite.

Information about individuals' health and demographics was obtained in the context of the Ontario Health Study (<https://www.ontariohealthstudy.ca>). This is an ongoing research study of adults (18 years and older) living in the Canadian province of Ontario aimed at investigating risk factors associated with diseases such as: cancer, diabetes, heart disease, asthma, and Alzheimer's Disease. The data were collected using two (similar) versions of a web-based questionnaire consisting of demographic and health-related questions. These questionnaires were completed by 94,427 residents living in the greater Toronto area between September, 2010 and January, 2013. For this study, we used data from a subset of 31,109 residents (31,945 respondents, out of which 827 were removed during quality control for having duplicate records and 9 were removed because of missing consent records). A record was considered a duplicate with the following data quality checks: 1) Multiple registrations of the same Last Name, First Name and Date of Birth 2) Multiple registrations of the same Last Name, First Name and Postal Code 3) Multiple registrations of the same Last Name, First Name, Date of Birth and Postal Code 4) Multiple registrations of the same email address. Additional data quality checks included several built-in checks in the online system, which included automatic skip patterns and limited ranges for free text numerical responses such that participant responses must be within reasonable limits. The final sample included individuals who resided in the 3,202 dissemination areas of the city of Toronto as individual tree data were only available for these areas. These dissemination areas are shown in Fig. 3.

Demographic Variables. For each individual, we used sex (59% female; compared to the population male/female ratio: Toronto's population was 48.0% male and 52.0% female in 2011 according to Statistics Canada), age (Mean = 43.8, range = 18–99; as of 2011 the mean age of residents above 19 years of age for the entire population of Toronto is: 47.9 according to Statistics Canada), education (coded as: 1 = none (0.0%), 2 = elementary (1.0%), 3 = high school (15.3%), 4 = trade (3.3%), 5 = diploma (15.9%), 6 = certificate (5.9%), 7 = bachelor's (35.3%), 8 = graduate degree (23.3%), with Mean = 6.07, range = 1–8; According to the 2011 National Household Survey in www.toronto.ca, the distribution of education for the entire city of Toronto is the following: 33% of all City residents 15 years and over have a bachelor degree or higher, 69% of City residents between the ages of 25 and 64 years have a postsecondary degree, 17% of 25–64 years old residents have graduate degrees), and annual household income (coded as: 1 = less than \$10 000, 2 = \$10 000–\$24 999, 3 = \$25 000–\$49 999, 4 = \$50 000–\$74 999, 5 = \$75 000–\$99 999, 6 = \$100 000–\$149 999, 7 = \$150 000–\$199 999, 8 = \$200 000 or more, with Mean = 4.67 which is equivalent to \$90 806 annual income range = 1–8; compared to the entire city of Toronto's population mean household income, which was: \$87,038 in 2010 according to Statistics Canada), as well as diet (number of fruits and vegetable servings respondent consume every day, with Mean = 2.24, range = 0–10), as potential confounding variables. In addition, for each dissemination area we used the area median income from Statistics Canada and coded those data the same as the household income data, with mean = 4.08, range = 2–8. Population densities in a given DA were used in the multiple imputation analysis but not as a variable in the regressions or the canonical correlation analyses. The correlations between demographic variables can be found in Figure S2 of Supplementary Information.

Our studied sample had similar demographics to the entire city of Toronto, but was slightly younger (mean age = 43.8; Toronto population = 47.9), slightly more female (59%; Toronto population = 52%), slightly more educated (35.3% had bachelor's degrees vs. 33% in the Toronto population) and slightly wealthier (mean household income = \$93,399 vs. \$87,038 in the entire city of Toronto).

Green-space variables. *Crown area of the trees* was used to calculate the density of area covered by trees separately for the trees on the streets and the trees from greenspace in private locations and parks in each DA. We estimated the crown area of the trees based on their diameter at breast height (DBH) values. We obtained formulas for estimating tree crown diameter based on DBH for 8 tree types (Maple, Locust, Spruce, Ash, Linden, Oak, Cherry, and Birch) that were derived from forestry research. Forestry researchers have fit linear and non-linear models to relate crown diameter and DBH for different species of trees. These models achieved good fits as verified by their high R^2 values (above 0.9)^{35,36}. The formulas that were used to estimate crown diameters from DBH for these tree types and their references can be found in the Supplementary Equations section of the Supplementary Information. These 8 tree species covered 396,121 (83%) of the trees in our dataset. For the other 81,017 (17%) of the trees, we estimated crown diameter based on the linear regression of crown diameters on DBHs obtained from the 83% of the trees belonging to the tree types with known crown formulas. The crown areas of all the trees were then calculated using the crown diameters and assuming that the crown areas were circular in shape.

Street tree density for each dissemination area was quantified as the total area of the crowns of trees (m^2) beside the streets in the dissemination area over total dissemination area size (m^2) multiplied by 100 to be in percentage format. The range for this variable was found to be from 0.02% in the areas with the least street tree density to 20.5% in the areas with highest street tree density (Mean = 4.57%). *Other tree density* for each dissemination area was calculated by subtracting out the area covered by crowns of the trees on the streets (street tree area) from the total treed area (m^2) in the dissemination area (from the satellite Tree Canopy data), and then dividing that by the area size and multiplying by 100 to be in percentage format. The range for this variable was found to be from 0.00% in the areas with almost no trees in parks (or no parks), no domestic gardens or other open areas; to 75.4% in areas with high tree

density and parks (Mean = 23.5%). As mentioned above, there was limited ability to differentiate large shrub cover from tree cover in the satellite data. Therefore, the variable “other tree density” could contain some unwanted large shrub cover as well, especially for areas with very high other tree density.

Health variables. All of the health variables were constructed from the self-reported items in the Ontario Health Study (OHS). Items related to disorders were based on the question “Have you ever been diagnosed with ...?” and coded with 0 = No and 1 = Yes. These consisted of physical conditions including high blood pressure, high cholesterol, high blood glucose, heart attack (MI), stroke, heart disease, migraines, chronic obstructive pulmonary disorder (COPD), liver cirrhosis, ulcerative colitis, irritable bowel disease (IBD), arthritis, asthma, cancer, and diabetes (DM), as well as mental health conditions including addiction, depression, and anxiety. About 66.3% of all respondents reported having at least one of the mentioned health conditions. The percentages of “Yes” responses for each of these conditions are reported in Supplementary Table S3. Additionally, body mass index (BMI) for each person was calculated from his/her self-reported height and weight. Our “Obesity” variable was constructed as 0 for BMI below 25, 0.5 for BMI between 25 and 30 (overweight, 26% of respondents), and 1 for BMI over 30 (obese, 13% of respondents). Other variables drawn from these data are general health perception (self-rated health (1 = poor, 2 = fair, 3 = good, 4 = very good, 5 = excellent, with Mean = 3.66, range = 1–5), and four more variables that were used in the multiple imputations to increase the accuracy of imputations: walking (the number of days a participant has gone for a walk of at least 10 minutes in length last week, with Mean = 5.33, range = 0–7), smoking (if participant has ever smoked 4–5 packs of cigarettes in their lifetime, 38% Yes), alcohol consumption frequency (coded as 0 = never, 1 = less than monthly, 2 = about once a month, 3 = two to three times a month, 4 = once a week, 5 = two to three times a week, 6 = four to five times a week, with Mean = 3.60, range = 0–7), and alcohol binge frequency (coded as 0 = never, 1 = 1 to 5 times a year, 2 = 6 to 11 times a year, 3 = about once a month, 4 = 2 to 3 times a month, 5 = once a week, 6 = 2 to 3 times a week, 7 = 4 to 5 times a week, 8 = 6 to 7 times a week, with Mean = 1.62, range = 0–8).

The dependent variables related to physical and mental health were created from the multiple-imputed data. For each complete dataset, the *Cardio-metabolic Conditions* index was constructed by summing the following seven variables related to cardio-metabolic health: High Blood Glucose, Diabetes, Hypertension, High Cholesterol, Myocardial infarction (heart attack), Heart disease, Stroke, and “Obesity” with Mean = 0.89, range = 0–8. The *Mental disorders* index was constructed by summing Major Depression, Anxiety, and Addiction, with Mean = 0.26, range = 0–3. The *Health Perception* index was the third dependent variable in our analyses with Mean = 3.66, range = 1–5. The *Other disorders* index consisted of Cancer, Migraines, Asthma, and Arthritis (Mean = 0.48, range = 0–4). This index was constructed to be a control variable in the canonical correlation analysis. The additional variables (e.g., cirrhosis) were included to increase the accuracy of the imputation, but were not analyzed. The correlation matrix between the health variables, the tree variables, and the demographic variables is reported in supplementary Figure S2 of the Supplementary Information.

Multiple imputations analysis. The self-reported health data contained some missing values for different variables (mainly due to “I don’t know” responses). List wise deletion of the data (keeping only participants with no missing values in any of the items) would have resulted in a loss of 73% of the participants because the missing values in the different items were distributed across subjects, and was therefore an unreasonable method of analysis. To handle the missing data problem, we assumed that the data were missing at random (MAR), meaning that the probability of missingness for a variable was not dependent on the variable’s value after controlling for other observed variables. We then replaced the missing values with multiple imputed data^{37–39}. Thirty complete datasets were created from the original dataset using the estimate and maximize (EM) algorithm on bootstrapped data implemented by the Amelia package for R [Amelia⁴⁰]. All of the 30 imputations converged in less than 11 iterations. Variables used in the imputations and their missing percentages are reported in Supplementary Table S4.

Regression analysis. The regression analyses were performed separately for each imputed dataset and then combined based on Rubin’s rules³⁸ using the *Zelig* program in R⁴¹. Rubin suggested that the mean of each regression coefficient across all imputed datasets be used as the regression coefficients for the analysis. In addition, to avoid underestimation of standard errors and taking the uncertainty of the imputed values into account, both the within imputation variance and between imputation variance of each coefficient should be used to construct the standard error for each regression coefficient. Lastly⁴², proposed using degrees of freedom estimated as a function of the within and between imputation variance and the number of multiple imputations when approximating the t-statistics for each parameter.

To assess the amount of the variance in the dependent variables that is explained by the regression model for the multiple imputed data we used the method suggested by Harel (2009) to estimate the R^2 and the adjusted R^2 values. Based on this method, instead of averaging R^2 values from the 30 imputations, first the square root of the R^2 value (r) in each of the imputed datasets is transformed to a z-score using Fisher’s r to z transformation, $z = \text{atanh}(r)$. The average z across the imputations can then be calculated. Finally, the mean of the z values is transformed back into an R^2 . The same procedure can be used for adjusted R^2 values. Harel (2009) suggests that the number of imputations and the sample size

be large when using this method, which holds true in the current study. Also, the resulting estimates of R^2 could be inflated (i.e. are too large), while estimates of adjusted R^2 tend to be biased downwards (i.e. are too small). Therefore, we estimated both values for a better evaluation of the explained variance.

Canonical correlation analysis. To investigate further the relationship between the two sets of variables, namely the health-related variables (Health Perception, Cardio-metabolic conditions, Mental Disorders, and Other Disorders) and the demographic and green-space variables (Age, Sex, Education, Income, Area income, Diet, Street Tree Density, and Other Tree Density), we performed a canonical correlation analysis^{43,44}. Our model is presented in the diagram shown in Fig. 4. Mauchly's test of sphericity was performed on the average of imputations in MATLAB (Sphertest: Sphericity tests menu) and showed that the correlation matrix of the data is significantly different from the identity matrix ($p < 0.0001$). This significant departure of the data from sphericity warrants the canonical correlation analysis.

In a canonical correlation analysis, first, the weights that maximize the correlation of the two weighted sums (linear composites) of each set of variables (called canonical roots) are calculated. Then the first root is extracted and the weights that produce the second largest correlation between sum scores is calculated, subject to the constraint that the next set of sum scores is orthogonal to the previous one. Each successive root will explain a *unique* additional proportion of variability in the two sets of variables. There can be as many canonical roots as the minimum number of variables in the two sets, which is four in this analysis. Therefore, we obtain four sets of canonical weights for each set of variables, and each of these four canonical roots have a canonical correlation coefficient which is the square root of the explained variability between the two weighted sums (canonical roots).

To obtain unbiased canonical weights for variables and canonical correlation coefficients, we averaged data values over the 30 imputations and performed canonical correlation analysis on the z-scores of the averaged data using MATLAB (MATLAB and Statistics Toolbox Release 2014a, The MathWorks, Inc., Natick, Massachusetts, United States). For a more straight-forward interpretation and better characterization of the underlying latent variable, instead of using the canonical weights, we calculated the Pearson correlation coefficient (canonical loading) of each observed variable in the set with the weighted sum scores for each of the four linear composites. This way, each canonical root (linear composite) could be interpreted as an underlying latent variable whose degree of relationship with each of the observed variables in the set (how much the observed variable contributes to the canonical variate) is represented by the loading of the observed variable and its errorbar (see canonical correlation results).

To estimate the standard errors of the canonical loadings, we bootstrapped z-scores from each of the 30 complete imputed data (1000 simulations for each) and performed canonical correlation analysis 30000 times using MATLAB. Then, we calculated the variances of the set of loadings, which were calculated as explained above, over each completed dataset (within imputation variance). We also calculated the variance of the 30 sets of coefficients (between imputation variance). The standard errors of the coefficients were then estimated using the same Rubin's rules as was done for the regression analyses.

References

- Nowak, D. J., Crane, D. E. & Stevens, J. C. Air pollution removal by urban trees and shrubs in the United States. *Urban forestry & urban greening* **4**, 115–123 (2006).
- Nowak, D. J., Hirabayashi, S., Bodine, A. & Greenfield, E. Tree and forest effects on air quality and human health in the United States. *Environmental Pollution* **193**, 119–129 (2014).
- Akbari, H., Pomerantz, M. & Taha, H. Cool surfaces and shade trees to reduce energy use and improve air quality in urban areas. *Solar energy* **70**, 295–310 (2001).
- Kaplan, S., Kaplan, R. & Wendt, J. S. Rated preference and complexity for natural and urban visual material. *Perception & Psychophysics* **12**, 354–8, doi: 10.3758/bf03207221 (1972).
- Smardon, R. C. Perception and aesthetics of the urban-environment - review of the role of vegetation. *Landscape and Urban Planning* **15**, 85–106, doi: 10.1016/0169-2046(88)90018-7 (1988).
- Richardson, E. A., Pearce, J., Mitchell, R. & Kingham, S. Role of physical activity in the relationship between urban green space and health. *Public health* **127**, 318–324 (2013).
- Huynh, Q., Craig, W., Janssen, I. & Pickett, W. Exposure to public natural space as a protective factor for emotional well-being among young people in Canada. *BMC public health* **13**, 407 (2013).
- Villeneuve, P. J. *et al.* A cohort study relating urban green space with mortality in Ontario, Canada. *Environmental Research* **115**, 51–58, doi: 10.1016/j.envres.2012.03.003 (2012).
- Maas, J. *et al.* Morbidity is related to a green living environment. *Journal of epidemiology and community health* **63**, 967–973 (2009).
- Mitchell, R. & Popham, F. Effect of exposure to natural environment on health inequalities: an observational population study. *Lancet* **372**, 1655–1660, doi: 10.1016/s0140-6736(08)61689-x (2008).
- Grahn, P. & Stigsdotter, U. A. Landscape planning and stress. *Urban forestry & urban greening* **2**, 1–18 (2003).
- Pretty, J., Peacock, J., Sellens, M. & Griffin, M. The mental and physical health outcomes of green exercise. *International journal of environmental health research* **15**, 319–337 (2005).
- Storgaard, R. L., Hansen, H. S., Aadahl, M. & Glumer, C. Association between neighbourhood green space and sedentary leisure time in a Danish population. *Scandinavian Journal of Public Health* **41**, 846–852, doi: 10.1177/1403494813499459 (2013).
- Kaczynski, A. T. & Henderson, K. A. Environmental correlates of physical activity: a review of evidence about parks and recreation. *Leisure Sciences* **29**, 315–354 (2007).
- Humpel, N., Owen, N. & Leslie, E. Environmental factors associated with adults' participation in physical activity: a review. *American journal of preventive medicine* **22**, 188–199 (2002).
- Berman, M. G., Jonides, J. & Kaplan, S. The Cognitive Benefits of Interacting With Nature. *Psychological Science* **19**, 1207, doi: 10.1111/j.1467-9280.2008.02225.x ER (2008).

17. Kaplan, S. & Berman, M. G. Directed Attention as a Common Resource for Executive Functioning and Self-Regulation. *Perspectives on Psychological Science* 5, 43, doi: 10.1177/1745691609356784 (2010).
18. Berto, R. Exposure to restorative environments helps restore attentional capacity. *Journal of Environmental Psychology* 25, 249, doi: 10.1016/j.jenvp.2005.07.001 (2005).
19. Taylor, A. F. & Kuo, F. E. Children With Attention Deficits Concentrate Better After Walk in the Park. *Journal of Attention Disorders* 12, 402, doi: 10.1177/1087054708323000 (2009).
20. Berman, M. G. *et al.* Interacting with nature improves cognition and affect for individuals with depression. *Journal of Affective Disorders* 140, 300–305, doi: 10.1016/j.jad.2012.03.012 (2012).
21. Cimprich, B. & Ronis, D. L. An environmental intervention to restore attention in women with newly diagnosed breast cancer. *Cancer nursing* 26, 284 (2003).
22. Kuo, F. E. & Sullivan, W. C. Environment and crime in the inner city - Does vegetation reduce crime? *Environment and Behavior* 33, 343 (2001).
23. Kuo, F. E. & Sullivan, W. C. Aggression and violence in the inner city - Effects of environment via mental fatigue. *Environment and Behavior* 33, 543 (2001).
24. Ulrich, R. S. View through a window may influence recovery from surgery. *Science* 224, 420–421, doi: 10.1126/science.6143402 (1984).
25. Donovan, G. H. *et al.* The relationship between trees and human health: Evidence from the spread of the emerald ash borer. *American journal of preventive medicine* 44, 139–145 (2013).
26. Lasser, K. E., Himmelstein, D. U. & Woolhandler, S. Access to Care, Health Status, and Health Disparities in the United States and Canada: Results of a Cross-National Population-Based Survey. *American Journal of Public Health* 96, 1300–1307, doi: 10.2105/AJPH.2004.059402 (2006).
27. Dunlop, S., Coyte, P. C. & McIsaac, W. Socio-economic status and the utilisation of physicians' services: results from the Canadian National Population Health Survey. *Social science & medicine* 51, 123–133 (2000).
28. Mossey, J. M. & Shapiro, E. Self-rated health: a predictor of mortality among the elderly. *American journal of public health* 72, 800–808 (1982).
29. Idler, E. L. & Benyamini, Y. Self-rated health and mortality: a review of twenty-seven community studies. *Journal of health and social behavior* 38, 21–37 (1997).
30. Engström, G., Hedblad, B. & Janzon, L. Subjective well-being associated with improved survival in smoking and hypertensive men. *European Journal of Cardiovascular Risk* 6, 257–261 (1999).
31. Miller, A. B., Baines, C. J., To, T. & Wall, C. Canadian National Breast Screening Study: 1. Breast cancer detection and death rates among women aged 40 to 49 years. *CMAJ: Canadian Medical Association Journal* 147, 1459 (1992).
32. Vardoulakis, S., Fisher, B. E., Pericleous, K. & Gonzalez-Plesca, N. Modelling air quality in street canyons: a review. *Atmospheric environment* 37, 155–182 (2003).
33. Amoly, B. *et al.* Green and blue spaces and behavioral development in Barcelona schoolchildren: the BREATHE project. *Environ Health Perspect* 122, 1351–1358, doi: 10.1289/ehp.1408215 (2014).
34. City of Toronto, P. Forestry and Recreation. Every Tree Counts: A Portrait of Toronto's Urban Forest. *Urban Forestry* (2013).
35. Hemery, G., Savill, P. & Pryor, S. Applications of the crown diameter-stem diameter relationship for different species of broadleaved trees. *Forest Ecology and Management* 215, 285–294 (2005).
36. Troxel, B., Piana, M., Ashton, M. S. & Murphy-Dunning, C. Relationships between bole and crown size for young urban trees in the northeastern USA. *Urban Forestry & Urban Greening* 12, 144–153 (2013).
37. Rubin, D. B. *Multiple imputation for nonresponse in surveys*. 81 (John Wiley & Sons, 2004).
38. Rubin, D. B. Inference and missing data. *Biometrika* 63, 581–592 (1976).
39. Schafer, J. L., Olsen, M. K. & Sardon, R. C. Multiple imputation for multivariate missing-data problems: A data analyst's perspective *Multivariate behavioral research* 33, 545–571 (1998).
40. Honaker, J., King, G. & Blackwell, M. Amelia II: A program for missing data. *Journal of Statistical Software* 45, 1–47 (2011).
41. Owen, M., Imai, K., King, G. & Lau, O. Zelig: Everyone's Statistical Software. *R package version*, 4.1-3 (2013).
42. Rubin, D. B. & Schenker, N. Multiple imputation for interval estimation from simple random samples with ignorable nonresponse. *Journal of the American Statistical Association* 81, 366–374, doi: 10.2307/2289225 (1986).
43. Hotelling, H. Relations between two sets of variates. *Biometrika*, 28 321–377 (1936).
44. Johnson, R. A., Wichern, D. W. & Education, P. *Applied multivariate statistical analysis*. Vol. 4 (Prentice hall Englewood Cliffs, NJ, 1992).

Acknowledgements

This work was funded in part by a TKF Foundation grant to MGB, an internal grant from the University of Chicago to MGB and the Tanenbaum Endowed Chair in Population Neuroscience at the University of Toronto to T.P. Data used for this research were made available by the Ontario Health Study (OHS), which is funded by the Ontario Institute for Cancer Research, the Canadian Partnership Against Cancer, Cancer Care Ontario, and Public Health Ontario. We thank the participants in the Ontario Health Study. We also thank Kelly McDonald and Tharsiya Nagulesapillai for preparing the data from OHS, and Ruthanne Henry for helping us gain access to the Toronto GIS data.

Author Contributions

L.J.P. and T.P. were involved in the collection of the health data. M.G.B., P.G. and F.M. aggregated the greenspace data. M.G.B., O.K., P.G., T.P. and B.M. analyzed the data. P.G. prepared Figures 1–3 and O.K. prepared Figures 4–7. All authors wrote and reviewed the manuscript.

Additional Information

Supplementary information accompanies this paper at <http://www.nature.com/srep>

Competing financial interests: The authors declare no competing financial interests.

How to cite this article: Kardan, O. *et al.* Neighborhood greenspace and health in a large urban center. *Sci. Rep.* 5, 11610; doi: 10.1038/srep11610 (2015).



This work is licensed under a Creative Commons Attribution 4.0 International License. The images or other third party material in this article are included in the article's Creative Commons license, unless indicated otherwise in the credit line; if the material is not included under the Creative Commons license, users will need to obtain permission from the license holder to reproduce the material. To view a copy of this license, visit <http://creativecommons.org/licenses/by/4.0/>



The Health Impacts of Gambling Expansion in Toronto

Technical Report
November 2012

Reference:

Toronto Public Health. *The Health Impacts of Gambling Expansion in Toronto – Technical Report*. November 2012.

Principal Authors:

Ashleigh Dalton ¹, Andi Stover ², Loren Vanderlinden ², Nigel Turner ³

¹ Toronto Urban Fellow, formerly with Healthy Public Policy, Toronto Public Health

² Healthy Public Policy, Toronto Public Health

³ Centre for Addiction and Mental Health, Problem Gambling Institute of Ontario

Acknowledgements: The assistance of the following people who contributed to the preparation of this report is gratefully acknowledged: Anna Pancham, Monica Campbell, Dr. David McKeown, Karen Wade, Phil Jackson, Jan Fordham, Charles Yim, Jayne Caldwell, Angela Loconte, Julie Amoroso, Mary Jo Verissimo and Dean Simikic (Toronto Public Health)

Reviewers:

Sincere thanks are also extended to our external expert peer reviewer, Dr. Robert Williams (Faculty of Health Sciences, University of Lethbridge), who provided helpful feedback on an earlier draft of this report.

Copies:

Copies of this technical report can be downloaded at:

<http://www.toronto.ca/health/>

For further information:

Healthy Public Policy Directorate
Toronto Public Health
277 Victoria Street, 7th Floor
Toronto, Ontario
Canada M5B 1W2

Tel: 416-338-7030

About this Report:

This report was prepared in response to *Modernizing Lottery and Gaming in Ontario: Strategic Business Review* a report from the Ontario Lottery and Gaming Corporation (OLG), approved by the Ontario Ministry of Finance in March 2012. There are many recommendations in the OLG report that will result in increased access to gambling in Ontario. The focus of this report is on the OLG recommendation to open a casino in Toronto.

Toronto Public Health (TPH) staff collaborated with experts at the Centre for Addiction and Mental Health's Problem Gambling Institute of Ontario to review the health impacts of gambling, the prevalence of problem gambling in the Greater Toronto Area and recommended strategies to prevent and mitigate harms from increasing access to gambling.

In addition to this technical report, there is a TPH staff report that summarises this technical report, presents stakeholder consultations and provides recommendations to minimise casino-related gambling addiction. Alongside these two reports, the *Toronto Public Health Position Statement on Gambling and Health* outlines policy recommendations in the context of overall gambling expansion in Ontario. The staff report, this technical report and the TPH Position Statement were presented to the Toronto Board of Health on November 19, 2012.

Copies of both reports and the TPH Position Statement can be found at:

<http://www.toronto.ca/health/>



Toronto Public Health reduces health inequalities and improves the health of the whole population. Its services are funded by the City of Toronto, the Province of Ontario and are governed by the Toronto Board of Health. Toronto Public Health strives to make its services accessible and equitable for all residents of Toronto.



The Centre for Addiction and Mental Health (CAMH) is Canada's largest mental health and addiction teaching hospital, as well as one of the world's leading research centres in the area of addiction and mental health. CAMH combines clinical care, research, education, policy development, and health promotion to transform the lives of people affected by mental health and addiction issues. CAMH's Problem Gambling Institute of Ontario (PGIO) brings treatment professionals and leading researchers together with experts in communicating and sharing knowledge. Its focus is on collaboratively developing, modelling and sharing evidence-based solutions to gambling-related problems within Ontario and around the world.

Executive Summary

This report outlines the key issues and current research on the public health impacts of gambling. Hosting a new casino in Toronto is anticipated to increase the frequency and severity of problem gambling in the city, which can produce negative health impacts on individuals, families and communities.

Gambling expansion has been identified as an issue by the public health community in Canada and internationally since the 1990s. Problem gambling is a serious public health concern because of the associated health impacts and related social impacts. Researchers who define problem gambling as including both moderate risk and the most severe form of problem gambling estimate that the prevalence of problem gambling in Ontario is between 1.2% and 3.4%. The most severe form of problem gambling affects upwards of 11,000 people aged 18+ (0.2%) in the Greater Toronto Area (GTA) and 25,000 (0.3%) in Ontario. In addition, approximately 129,000 people aged 18+ (2.8%) in the GTA and 294,000 people (3.0%) in Ontario are considered to be at risk for problem gambling. Problem gambling has a profound impact on gamblers' friends and families, thus substantially increasing the population affected by problem gambling. Evidence shows that some socio-demographic groups are over-represented as problem gamblers and are more vulnerable to negative impacts of gambling. This may include males, youth, older adults, Aboriginal peoples, and individuals and families with low income.

There can be substantial consequences of gambling behaviour on health. Problem gambling is associated with a range of negative impacts on physical and mental health, including ill health, fatigue, co-related substance use and addiction, depression and suicide among others. These impacts occur alongside others such as financial difficulties, family breakdown, divorce and compromised child development. The impacts extend beyond the gamblers themselves, and affect the health and well-being of family, friends, colleagues and communities.

Available evidence indicates that the prevalence of problem gambling increases with access to gambling, including proximity to casinos. A casino located anywhere in the GTA will likely result in increased health risks from problem gambling, with a greater effect on closer communities compared to those further away. All potential sites in the GTA have vulnerable populations nearby. Furthermore, specific features of casino operation are associated with increased risk of harm including: extended hours of operation (24 hours a day, 7 days a week) and the presence of electronic gaming machines (EGMs) such as slot machines.

While there are many interventions available for problem gambling, much remains unknown about how to treat problem gambling. Only a minority of problem gamblers (1-2% per year) seeks or receives treatment. Furthermore, there is limited evidence on the effectiveness of interventions to prevent problem gambling. There is currently a need for better evidence on how to effectively mitigate the negative health and social impacts of problem gambling.

The key findings of this report suggest that problem gambling increases with access to a casino, therefore any expansion in gambling access in the GTA over and above current levels will likely increase problem gambling rates and the associated health risks for Toronto and nearby communities. Consideration of the potential negative health impacts of establishing a new casino in Toronto must inform decision-making. A public health approach calls for a broad range of strategies and policies that prevent or mitigate gambling-related harm, promote healthy choices, and protect vulnerable or high-risk populations. In the context of gambling expansion, a comprehensive program of harm mitigation measures should be put in place to minimize the risks associated with problem gambling and reduce the associated negative health impacts to problem gamblers and their families. Finally, there is a need for ongoing and rigorous monitoring and evaluation of the health, social and economic impacts of casinos.

Table of Contents

1. Introduction	1
1.1 Overview	1
1.2 Purpose and Scope	1
1.3 Background and Public Health Approach	2
1.4 Methods and Sources.....	2
2. Prevalence of Gambling & Problem Gambling.....	6
2.1 Prevalence	6
Gambling Involvement.....	6
Transition Between Gambling Risk Levels.....	7
Emerging Issues	7
2.2 Sociodemographic Profile	8
3. Problem Gambling	10
3.1 Factors Contributing to Problem Gambling	10
Availability.....	10
Proximity.....	11
Ease of Access / Getting There	11
Neighbourhood Factors	11
Gambling Modalities and Venues	12
Casino Employment	12
3.2 Health Impacts of Problem Gambling.....	13
General Health.....	14
Mental Health.....	15
Co-Dependencies	15
Suicide.....	16
Family and Community Impacts	16
4. Intervention	19
4.1 Intervention Options and Effectiveness	19
Prevention.....	20
Problem Gambling Responses.....	20
4.2 Problem Gambling Interventions in Ontario	21
Funding.....	21
Interventions.....	22
Utilization of Intervention Resources and Services	24
Intervention Effectiveness.....	24
5. Conclusions	26

References Cited.....	28
Appendix A: Search Strategy.....	33
Appendix B: Data Notes.....	34
Appendix C: Table 4 Health Impacts Reported "At least Sometimes" in Past 12 Months by Type of Gambler, Aged 18+, Ontario, 2007/08.....	36
Appendix D: Ontario Organizations Addressing Problem Gambling.....	37

List of Boxes, Figures and Tables

Box 1: Centre for Addiction & Mental Health Gambling Policy Framework (2011).....	3
Box 2: Canadian Problem Gambling Index (CPGI).....	4
Figure 1: Monthly Participation in Gambling Using Electronic Gambling Machines (EGMs) in Casinos by Type of Gambler, Aged 18+, Ontario, 2007/08.....	7
Figure 2: Self-Reported Health and Mental Health by Type of Gambler, Aged 18+, Ontario, 2007/08	14
Figure 3: Health Impacts Reported "At least Sometimes" in Past 12 Months by Type of Gambler, Aged 18+, Ontario, 2007/08.....	15
Figure 4: Potential Impacts of Problem Gambling.....	17
Figure 5: Gambling continuum and related public health interventions	19
Table 1: Type of Gambler, Aged 18+, Ontario and Greater Toronto Area, 2007/08.....	6
Table 2: Health Impacts Associated with Gambling Reported in the Literature and References	13
Table 3: The Funding Allocation to the Ontario Problem Gambling Strategy, 2004/05	22
Table 4: Health Impacts Reported "At least Sometimes" in Past 12 Months by Type of Gambler, Aged 18+, Ontario, 2007/08	36

1. Introduction

1.1 Overview

In its 2012 Ontario Budget, the Province directed the Ontario Lottery and Gaming (OLG) Corporation to modernize lottery and gaming operations based on OLG's *Strategic Business Review*.¹ There are currently 27 legal gambling sites in Ontario, consisting of slots, casinos and resort casinos. OLG intends to increase this to 29 sites, including adding a casino in the Greater Toronto Area (GTA). This expansion would meaningfully increase access to gambling opportunities for Toronto residents. Currently, the closest casinos are in Port Perry (80 km away from Toronto), Brantford (100 km), Niagara (130 km) and Orillia (135 km). There is also a seasonal charity casino on the Canadian National Exhibition grounds and there are slot machines, virtual table games and horse racing at Woodbine Racetrack, as well as slots at Ajax Downs (50 km) and Flamboro Downs in Hamilton (80 km).

Based on provincial regulation, OLG will proceed in developing a new casino only with support from municipalities. In light of the possibility of developing a new site in Toronto, Toronto City Council will consider the pros and cons of hosting a new commercial casino or integrated resort entertainment complex that includes gaming. Given concerns raised regarding the potential for impacts on the health of Toronto residents from the introduction of a casino in Toronto, Toronto Public Health (TPH) and the Centre for Addiction and Mental Health's Problem Gambling Institute of Ontario undertook a review of the issue.

1.2 Purpose and Scope

The purpose of this report is to outline current research that analyzes the public health impacts of gambling. This report focuses on the health and related social impacts of problem gambling at individual, family and community levels, since this is an important and direct consequence of gambling. Increased access to gambling may have other impacts on population health other than problem gambling. The health impact of changes in employment, crime, traffic or economic development may be positive or negative. A comprehensive analysis would be extremely complex and is beyond the scope of this report. The goal is to report evidence on the potential health effects of increased access to gambling on problem gambling that will enable informed policy decisions on the question of hosting a casino in Toronto.

First, the report provides information on the prevalence of gambling in Toronto, the GTA and Ontario, and describes gambling involvement and the sociodemographic characteristics associated with types of gamblers in Ontario. Second, the report reviews the literature on factors contributing to problem gambling, including the impacts of availability, access and proximity to a casino and the impacts of specific gambling modalities. Wherever possible, the report focuses specifically on casinos. Literature dealing with gambling in general has been utilized where information on casinos is not available.

Next the literature review outlines evidence on the health impacts of problem gambling, including physical and mental health impacts, substance use, addiction, suicide, and the associated impacts such as financial difficulties, divorce, family breakdown and compromised child development. Finally, the report describes intervention options and evidence of effectiveness, and includes a discussion of interventions currently available in Toronto and Ontario.

1.3 Background and Public Health Approach

When deliberating the merits of an increase in access to gambling, including new casinos, it is important to assess the potential impact to public health. The public health community in Canada and internationally has identified gambling expansion as an issue since the 1990s, around the time of rapid introduction and expansion of legal gambling opportunities.²

The public health perspective on gambling applies an approach for understanding the expansion of gambling which considers social and environmental determinants as well as individual risk factors in producing gambling-related problems. One of the main negative impacts of gambling introduction is an increase in the number of problem gamblers.³ As a result, a key focus of this review is on problem gambling, a significant public health concern.

This report uses definitions from a Canadian Public Health Association (CPHA) position paper on gambling expansion in Canada.⁴ CPHA defines gambling as “risking money or something of value on the outcome of an event involving chance when the probability of winning or losing is less than certain”. Problem gambling is defined as gambling behaviour which includes “continuous or periodic loss of control over gambling; preoccupation with gambling and money with which to gamble; irrational thinking; and continuation of the activity despite adverse consequences”. Pathological gambling is a clinically significant form of disordered behaviour that “focuses on impaired ability to control gambling-related behaviour; adverse social consequences that are disruptive to one's life and withdrawal”.

The research literature uses gambling terminology in diverse and inconsistent ways. The term “gaming” is often used for instances where gambling activity has been legalized by applicable laws. As this report is only addressing legal casino gambling, it uses gambling and gaming interchangeably. In addition to problem and pathological gambling, a variety of other terms are used in the literature, including “disordered”, “problematic”, “compulsive”, “addictive” and “excessive” gambling. The lack of standard terminology can result in ambiguity and confusion, and creates difficulties for scientific study and public discourse.⁴

This report uses the term problem gambling to describe a continuum of gambling behaviour that creates negative consequences for the gambler, others in his or her social network, or in the community.^{5,6} It conceptualises problem gambling as dynamic, rather than as a clinical condition. This is in line with a public health perspective, which views behaviours along a health-related continuum (i.e. health enhancing or illness producing, rather than as the sick/well dichotomy)⁷ and seeks to protect and promote the health of the whole population.⁸ The practical implication of this approach is that it acknowledges the impacts of problem gambling as being wider than on those who are clinically diagnosed.

1.4 Methods and Sources

An important source of information for this technical report was the Centre for Addiction and Mental Health's (CAMH) Gambling Policy Framework.⁸ This framework presents seven principles for a public health approach to gambling in Ontario and gives recommendations for action around each principle. Box 1 presents a detailed description of the CAMH Gambling Policy Framework.

Box 1: CAMH Gambling Policy Framework (2011)**Principles for an Ontario approach to gambling**

Based on the evidence reviewed above and the belief that gambling should be regulated and operated with public health as its prime imperative, CAMH offers the following principles for an Ontario approach to gambling:

1. Ontarians are not exposed to high-risk gambling environments and modalities.
2. Ontarians have the right to abstain from gambling, and to establish limits on the extent of their participation.
3. Those who choose to gamble are informed of the odds of winning, and of the potential consequences and risks.
4. Ontarians whose lives are most affected by problem gambling have access to high-quality, culturally appropriate care.
5. Gambling legislation and regulation must establish a minimum duty of care.
6. Government regulation and operation of gambling should have as its primary focus the protection of populations at greatest risk of developing gambling problems.
7. Government decisions on gambling are based on best evidence, and research on gambling is supported.

Centre for Addiction and Mental Health (2011)

Toronto Public Health conducted an analysis of Canadian Community Health Survey (CCHS) data. CCHS is a joint initiative of Statistics Canada and Health Canada. It is a cross-sectional survey that collects information related to health status, health care utilization and health determinants for the Canadian population. CCHS began in 2000 with data collection every two years. In 2007, the frequency of data collection changed to every year. CCHS relies on a large, random sample of respondents and is aimed at providing health information at the regional and provincial levels.⁹

The CCHS is the main source of population-level data on gambling in Canada. Statistics Canada offers an optional gambling module in the CCHS that must be selected by provinces or territories. The gambling module assesses gambling behaviour according to how people respond to questions about types of activity, amount of spending and length of time/frequency of gambling. The classification of gambling behaviour is based on the Canadian Problem Gambling Index (CPGI). Box 2 provides a detailed description of the CPGI and gambling behaviour classification. Ontario selected the gambling module in 2002 and 2007/08. The most recent data, 2007/08, are described in this report. Due to small sample sizes for that cycle of the CCHS, prevalence by gambling type is reported for Ontario and the Greater Toronto Area (GTA); the detailed analysis of problem gambling is based on respondents in Ontario; and data for low-risk and moderate-risk gamblers have been combined. Respondents under 18 years of age were excluded from the analysis. The 2007/08 CCHS cycle included 38,233 respondents in Ontario and 10,070 respondents in the GTA.

Box 2: Canadian Problem Gambling Index (CPGI)

The **Canadian Problem Gambling Index (CPGI)** was developed in the late 1990s by a team of researchers under the Canadian Centre on Substance Abuse for the Inter-Provincial Task Force on Problem Gambling, and was designed to measure problem gambling at the population-level using a holistic approach. The CPGI operationalizes problem gambling as: "gambling behaviour that creates negative consequences for the gambler, others in his or her social network, or for the community." (Ferris & Wynne, 2001) The CPGI includes three sections: gambling involvement, problem gambling assessment and correlates of problem gambling.

The **gambling involvement** section measures the frequency of gambling participation for 13 gambling activities, including: instant win/daily lottery tickets; electronic gambling machines (EGMs) in casinos; lottery tickets, raffles, fundraising tickets; cards/board games; sports lotteries; other games (aside from EGMs) in casinos; bingo; internet/arcade; games of skills; speculative investments; EGMs outside of casinos; live horse racing and other gambling activities. This section also addresses spending on gambling in the past 12 months and duration of involvement. In the CCHS, the participation and spending questions determine whether respondents are asked the Problem Gambling Severity Index (PGSI) and contribute to the gambling classifications.

The **problem gambling assessment** includes 12 items, nine of which comprise the PGSI. These nine measures address gambling behaviour and consequences of gambling. They are asked in reference to the past 12 months, and include:

1. How often have you needed to gamble with larger amounts of money to get the same feeling of excitement?
2. When you gambled, how often did you go back another day to try to win back the money you lost?
3. How often have you borrowed money or sold anything to get money to gamble?
4. How often have you felt that you might have a problem with gambling?
5. How often has gambling caused you any health problems, including stress or anxiety?
6. How often have people criticized your betting or told you that you had a gambling problem, regardless of whether or not you thought it was true?
7. How often has your gambling caused financial problems for you or your family?
8. How often have you felt guilty about the way you gamble or what happens when you gamble?
9. How often have you bet more than you could really afford to lose?

Responses are scored (0-3 per item, maximum score of 27), and used to classify respondents into one of five categories: Non-gamblers, Non-problem gamblers, Low-risk gamblers, Moderate-risk gamblers and Problem gamblers. Prevalence rates are produced using these classifications. See descriptions below for more detail on the gambling classifications.

The **correlates of gambling** section include questions on family history of gambling problems and using drugs or alcohol while gambling. They were designed to contribute to the development of gambling profiles.

Problem Gambling Severity Index (PGSI) – Gambling Classifications

Problem gamblers: Respondents classified as problem gamblers gamble more than five times a year and scored between 8 and 27 on the PGSI, indicating that gambling behaviours have resulted in adverse consequences on the individual, their social network or community.

Moderate-risk gamblers: Respondents in this group gamble more than five times a year, would have reported "never" to most of the behavioural questions and one or more "most of the time" or "always" responses and scored between 3 and 7 on the PGSI. Moderate-risk gamblers may or may not have experienced adverse consequences from gambling.

Low-risk gamblers: Respondents in this group gamble more than five times a year, would have reported "never" to most of the behavioural questions and one or more "sometimes" or "most of the time" responses and scored between 1 and 2 on the PGSI. Low-risk gamblers have not likely experienced adverse consequences from gambling.

Non-problem gamblers: Respondents classified as non-problem gamblers gamble less than five times a year, would have reported "never" to all behavioural questions and scored a zero on the PGSI. A score of zero indicates they have not experienced adverse consequences as a result of gambling. Ferris and Wynne (2001) noted that frequent gamblers who heavily invest time and money in gambling may be included in this classification, as would "professional gamblers".

Infrequent gamblers: Respondents in this group may have reported participating in gambling activities in the past 12 months, but self-reported "I am not a gambler". These respondents were not asked the PGSI questions.

Non-gamblers: Respondents classified as non-gamblers did not report participating in any of the listed gambling activities in the past 12 months. Non-gamblers were not asked the PGSI questions.

Note: The Canadian Consortium for Gambling Research has suggested a new scoring system for low and moderate-risk gamblers. Scores between 1 and 4 indicate low-risk gambling and scores between 5 and 7 indicate moderate-risk gambling. (Canadian Consortium for Gambling Research, <http://www.ccgr.ca/cpgi.php>)

For the literature review, this report draws upon a recent review of studies that examined the social and economic impacts of gambling by Williams, Rehm and Stevens (2011). The Williams *et al.* (2011) search strategy identified all studies reporting on the social or economic impacts of gambling from both the academic and non-academic or 'grey' literature.³ They identified 492 studies, which were categorized by type of study, study quality, gambling format, location, years examined, and areas impacted. The majority of the empirical studies came from the United States, Canada, Australia and New Zealand. The review presented information on 16 different areas related to various economic and social impacts, with the areas relevant to this report consisting of problem gambling and related indices, socioeconomic inequality, and quality of life/public health.

In this report, Toronto Public Health extends the Williams *et al.* (2011) search strategy to identify studies since their review was published. We conducted a search of health and social impacts of casino gambling from both the academic and non-academic 'grey' literature since 2010.

For the review on intervention literature, this report draws upon a review of the issues and evidence by Williams, West and Simpson (2008).¹⁰ The Williams *et al.* (2008) review summarizes the evidence on the effectiveness of problem gambling prevention initiatives. For this report, Toronto Public Health conducted a search strategy to identify intervention options and effectiveness from 2009 to present. This search included academic and grey literature that addressed prevention, early identification and treatment of problem gambling (More detail on the search strategies is found in Appendix A.).

2. Prevalence of Gambling & Problem Gambling

2.1 Prevalence

Gambling activities, as defined by the CPGI, are commonly reported by the Ontario population. In 2007/08, CCHS data shows that the prevalence of gambling, which included participation in at least one gambling activity in the past 12 months, was 66% in Ontario and 62% in the GTA.

The PGSI estimates that problem gambling seriously affects upwards of 11,000 people aged 18+ (0.2%^B) in the GTA and 25,000 people aged 18+ (0.3%) in Ontario. In addition, there are approximately 129,000 people aged 18+ (2.8%) in the GTA and 294,000 people aged 18+ (3.0%) in Ontario who are considered low to moderate-risk gamblers, based on their gambling behaviour and likelihood of experiencing adverse consequences from gambling. The prevalence of problem gamblers and low to moderate-risk gamblers remained relatively similar between Ontario and the GTA (Table 1).

Table 1: Type of Gambler, Aged 18+, Ontario and Greater Toronto Area, 2007/08

Type of Gambler ¹	Ontario		Greater Toronto Area (GTA)	
	Percent	95% CI ²	Percent	95% CI ²
Problem Gamblers	0.3	(0.2, 0.3)	0.2 ^E	(0.1, 0.4)
Low to Moderate-Risk Gamblers	3.0	(2.7, 3.3)	2.8	(2.3, 3.2)
Non-Problem Gamblers	42.1	(41.3, 43.0)	35.7 (L)	(34.3, 37.2)
Infrequent Gamblers	20.4	(19.7, 21.1)	23.1 (H)	(21.8, 24.5)
Non-Gamblers	28.8	(28.0, 29.6)	32.1 (H)	(30.6, 33.6)
Not Stated	5.5	(5.1, 5.9)	6.1	(5.4, 6.9)

Notes: (1) Gambling classifications are based on a modified version of the nine-item Problem Gambling Severity Index (PGSI), part of the Canadian Problem Gambling Index (CPGI). (2) 95% Confidence intervals are used on response estimates, which means that the estimate is within the range 19 times out of 20. (3) Respondents classified as "Infrequent Gamblers" may have gambled in the past 12 months, but classified themselves as Non-Gamblers.

E – Moderately high sampling variability; interpret with caution. H – Significantly higher than Ontario. L – Significantly lower than Ontario. Low-risk and Moderate-risk gamblers were combined due to small sample sizes.

Data Source: Canadian Community Health Survey, 2007/08. Statistics Canada, Share File, Knowledge Management and Reporting Branch, Ontario Ministry of Health and Long-Term Care.

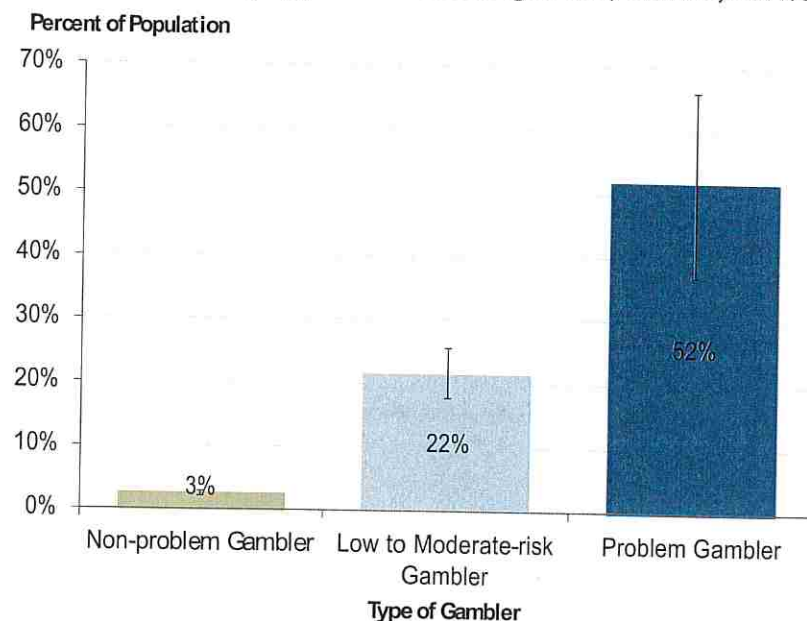
Prepared by: Toronto Public Health

Research based on gambling rates in Ontario from 2003 concluded that a small group of moderate risk and problem gamblers (4.8% of the population) generated a disproportionately large amount of gambling industry profits (36% of gambling revenue).¹¹ This is problematic because it suggests a large part of gambling revenue in Ontario is coming from a small group of vulnerable people.

Gambling Involvement

In 2007/08, according to CCHS data for Ontario, problem gamblers were approximately four times more likely than non-problem gamblers to participate in multiple gambling activities over the past 12 months. This involves participation in 5 or more gambling activities. Compared to non-problem gamblers, problem gamblers were significantly more likely to gamble using electronic gambling machines (EGMs) in casinos (Figure 1).

Figure 1: Monthly Participation in Gambling Using Electronic Gambling Machines (EGMs) in Casinos by Type of Gambler, Aged 18+, Ontario, 2007/08



Notes: (1) Gambling classifications are based on a modified version of the nine-item Problem Gambling Severity Index (PGSI), part of the Canadian Problem Gambling Index (CPGI). (2) Error bars (I) denote 95% confidence intervals. Low-risk and Moderate-risk gamblers were combined due to small sample sizes.

Data Source: Canadian Community Health Survey, 2007/08. Statistics Canada, Share File, Knowledge Management and Reporting Branch, Ontario Ministry of Health and Long-Term Care.

Prepared by: Toronto Public Health

Transition Between Gambling Risk Levels

While research is limited on the shift between different problem gambling risk levels, there is evidence to support the validity of “at-risk” gambling classifications in predicting future harm. As shown in Box 2, gambling classifications are based on gambling behaviour and likelihood of experiencing adverse consequences from gambling. A recent longitudinal study of gambling habits in Alberta identified gambler characteristics associated with the shift from low-risk to high-risk gambling.¹² Compared to gamblers who remained low risk, gamblers who shifted from low- to high-risk gambling were more likely to be male, older, have less education, smoke tobacco, have more friends who gamble, and play EGMs and other casino games. Some of these risk factors are fairly fixed or difficult to change, such as demographic variables and personality traits, whereas others are modifiable risk factors, such as gambling accessibility, intensity and frequency. This has implications for who may be likely to experience current or future gambling-related harm.

Emerging Issues

During the early to mid-1990s, Internet gambling (also called online gambling) had emerged as a new and popular mode of gambling.^{13, 14} The Internet made gambling accessible to any person with an Internet connection and means of electronically transferring money. Even so, the prevalence of Internet gambling is low and it is the least common form of gambling among adult Canadian gamblers.¹³ Because of its low prevalence, it is difficult to estimate the proportion of Internet gamblers using conventional methods such as random digit dial telephone surveys.¹⁴ According to a national study, 3% of adult

gamblers reported participating in Internet gambling (excluding stocks) over the previous year, compared to 8% participation in casino table games, and 34% in electronic gaming machines.¹³

There is limited evidence available on the health impacts of Internet gambling, and given the relatively short history of its availability, this includes a lack of longitudinal studies. More research is needed to better understand Internet gambling and the impact of this mode of gambling. Recent research from Quebec, one of two Canadian provinces where the government operates online gambling sites, indicates that problem gambling rates are significantly higher among those who gamble online.¹⁵ Similarly, a Canadian study indicates problem gambling prevalence of 17.1% among Internet gamblers compared to 4.1% among gamblers who frequent fixed gambling venues.¹³ This study also indicates higher average spending among Internet gamblers.

Available research suggests also there may be some distinguishing features associated with those who partake in Internet gambling, including demographic characteristics, motivations and behaviours. Compared to non-Internet gamblers, Internet gamblers are more likely to be male, work full-time, be married or co-habiting, and have high incomes and high levels of educational attainment.¹⁶ Further, Internet gamblers may have more positive attitudes towards gambling and are more highly involved gamblers, engaging in many different gambling activities in both online and offline forms.¹³

While Internet gambling appears to normalize gambling behaviour, questions around whether Internet gambling is creating a new market of gambling customers remain unanswered. The evidence that Internet gamblers have a different profile than non-Internet gamblers suggests that they may represent a different customer base.^{13, 16} While there is certainly overlap between Internet and non-Internet gamblers, researchers hypothesize that Internet gambling, to some extent, opens up a new market of gamblers who may not frequent fixed gambling venues such as casinos.¹⁶ Wood and Williams suggest also that Internet gambling is an addition to the repertoire of activities among those who seem to already be heavily involved in gambling.¹³ The OLG plans to launch online gaming sites regulated by the Ontario government as part of its modernization strategy for gambling offerings in this province.

2.2 Sociodemographic Profile

There has been considerable research examining the characteristics of people affected by or at-risk for problem gambling.^{17, 18, 19, 20} There is a range of individual- and population-level factors that are reported to be associated with problem gambling. At the individual-level, these include: experiencing an early big win; having mistaken beliefs about the odds of winning; experiencing financial problems; and having a history of mental health problems.²¹ At the population level, specific population groups have been identified because of factors such as low socioeconomic status, health status or unique needs.⁶ Evidence suggests that a number of groups may be more heavily represented as problem gamblers or disproportionately affected by problem gambling.^{3, 22} This includes youth, older adults, Aboriginal peoples, and individuals and families with low-income.

According to an analysis of 2002 CCHS data, at-risk and problem gamblers are more likely to be male, younger in age, and have less than post-secondary education than non-problem gamblers.²³

There is growing concern that adolescents represent a high risk group for gambling and gambling-related problems.⁷ According to a number of studies, rates of problem gambling among youth are higher than those reported by adults.^{24, 25} In the Centre for Addiction and Mental Health's (CAMH) 2009 Ontario Student Drug Use and Health Survey (OSDUHS), problem gambling was seen in 2.8% of the sample.²⁴ These results suggest that there are approximately 29,000 students across the province who are problem gamblers.

There is also evidence associating casinos with increased problem gambling and associated behaviours among college and university students, including increased alcohol and drug use.^{26, 27} One study considered proximity of casinos, and noted that students close to a casino had more severe gambling problems than students far from a casino.²⁸

Older adults have been identified as a group that may be particularly vulnerable to the impacts of problem gambling,⁶ though the evidence on health impacts is mixed. While older adults do not have higher prevalence of problem gambling compared to other age groups, a number of studies report that problem gambling is associated with worse physical and psychosocial health among older adults.^{18, 29} This has been theorized to be related to complex co-morbidities and co-dependencies and lessened ability and time to recover from the health complications, psychological and social problems, and financial difficulty that may follow problem gambling.¹⁸ There is some evidence for positive or neutral impacts from *recreational* gambling among older adults, and there is at least one study finding that casinos have psychological benefits for older adults.^{18, 30}

People of Aboriginal descent have significantly higher risk of problem gambling. The prevalence of problem gambling among Aboriginal peoples in Canada is reported to be approximately four times higher than found in non-Aboriginal populations.³¹ It has been suggested that sociodemographic characteristics of the Aboriginal population, such as younger average age and a range of disadvantageous social conditions (e.g. poverty, unemployment, lack of education, cultural stress) may be a contributing factor to high rates of problem gambling.

A casino has the potential to contribute to or exacerbate social inequalities. There is evidence that the introduction of gambling has a differential impact on people of different socioeconomic levels. A review of gambling studies reported that lower income people contribute a higher proportion of their income to gambling than people in middle and high income groups.³

3. Problem Gambling

3.1 Factors Contributing to Problem Gambling

A recent review suggests that availability of gambling opportunities is related to gambling behaviour.³ Jurisdictions that have looked at availability issues, including accessibility and proximity, on gambling and problem gambling include Ontario, Canada, the United States, Scotland and New Zealand.

Availability

Evidence suggests the availability of casinos is directly associated with gambling behaviour. A number of before and after studies suggest an increase in problem or pathological gambling rates after gambling expansion.^{32, 33, 34} Of 33 studies looking at gambling rates before and after introduction of casinos, two-thirds found an associated increase in problem gambling and/or social impacts.³⁵ A study examining the rates of pathological gambling in Niagara Falls, Ontario reported that rates increased from 2.2% prior to the casino opening to 4.4% one-year after the casino opening.³³ Impacts of charity casinos on four Ontario communities (Lambton County - Sarnia, Algoma County - Sault Ste. Marie, Brant County - Brantford and Thunder Bay) have also been evaluated. While overall problem gambling rates remained stable at 2.4% before and after charity casino openings, there was an overall increase in pathological gambling (the most severe form of problem gambling) from 1.5% to 2.5% across all communities. Algoma was the only community to experience significant gains in both problem and pathological gambling. With the exception of Lambton, all communities reported increases in problem gambling rates for at least some subpopulations.³¹ In a study that examined the impacts of gambling expansion in four communities in British Columbia (City of Vancouver, City of Surrey, City of Langley and Langley Township), the City of Langley was the only community where rates of moderate problem gambling increased from 2% prior to 5.4% two years after gambling expansion in 2005. Langley was also the only city without a previously existing casino.³⁶ Furthermore, high concentrations of gambling venues in the community have been associated with higher rates of problem gambling in provinces across Canada.³⁷

Some studies have reported increased gambling participation but no effect of gambling expansion on problem gambling rates. Analysis of gambling rates before and after the opening of a casino in Windsor, Ontario showed that while gambling participation increased from 66% before the opening of the casino to 82% one year after the opening of the casino, rates of problem and pathological gambling remained stable.³⁸ Similarly, a longitudinal pre/post study with two follow-up time periods and a comparison group conducted in Quebec reported an increase in gambling participation one year after the opening of a casino; however, participation rates declined when measured two and four years later. No significant increases in problem or pathological gambling rates were reported at any time period. However, respondents who resided in Hull, where a new casino was opened, were significantly more likely to report an individual in their household with a gambling problem four years after the casino opening compared to the comparison city.³⁹ These findings may be less relevant to Toronto because VLTs are widely available in Quebec whereas they are not permitted in Ontario.

It is hypothesized that the effects of gambling expansion are experienced during the initial stages of expansion and are less likely to occur after extended exposure or adaptation.³ Further support for this theory comes from the study of gambling expansion in British Columbia. The effects of pre-existing casinos in Vancouver and Surrey may explain the lack of change in problem gambling rates in those two cities.³⁶ It should also be noted that studies that reported no effect of gambling expansion on problem gambling rates tend to have been conducted after longer time periods compared to those reporting negative effects.

While not all studies have consistently reported negative effects associated with gambling expansion, the overall conclusion is that increased availability of gambling is associated with increased rates of problem gambling. Differences in the types of studies conducted, their geographical locations and measurement tools used do not allow for predictions on the size of the change in problem gambler rates or on how long any increase is sustained.

Proximity

Evidence suggests that gamblers gamble close to home. An Ontario study examining regional variation in access to gambling reported that problem gambling is modestly but significantly associated with proximity to casinos and racetracks with slot facilities.⁴⁰

In New Zealand, the Ministry of Health analyzed survey data from 12,529 respondents in relation to gambling accessibility.⁴¹ Analysis revealed that being a problem gambler was significantly associated with living closer to gambling venues. People who live in neighbourhoods within walking distance (800m) or close driving distance (5 km) to a gambling venue were more likely to have gambled in the last year, and be a problem gambler who had gambled at a gambling venue in the past year.

Higher rates of problem gambling have also been found for people who live with access to casinos at distances of 10 miles (16 km) and 50 miles (80 km) away, compared to those who live farther away.^{42, 43} These studies, which have primarily been conducted through national telephone surveys in the United States, tend to report about twice the rates of problem and pathological gambling occurring within the identified perimeter as opposed to beyond those distances. This evidence provides support for an accessibility effect to problem gambling, where living close to a casino is linked to problem gambling.

Ease of Access / Getting There

A casino located anywhere in the GTA will increase access to gambling opportunities, with a greater effect on closer communities compared to those further away. Ease of access to gambling is not just an issue of physical proximity, but also an issue of getting there, such as how accessible the site is by walking, public transit and driving. Therefore the issue of access concerns not only those who reside and work in proximity to a casino, but also anyone who is able to get there with relative ease.

A Montreal Public Health (2005) report provided an assessment of the potential consequences of moving an existing casino to the Peel Basin, an area of Montreal closer to residential areas and the downtown core.⁴⁴ The residents surrounding the proposed casino site were reported to be amongst the most vulnerable in the city, with lower incomes, lower levels of educational attainment, and higher numbers of reported health problems and hospitalizations compared to the average Montreal resident. The report assessed the existing context and environmental features of the Peel Basin, such as the public transportation infrastructure (i.e. number of subway stations) compared to the existing location. It was noted that the location change would make a Montreal casino more accessible by foot and public transit, which could have increased gambling opportunities for Montreal residents overall, and for vulnerable populations in particular, because of geographic and economic accessibility.

Neighbourhood Factors

The impact of a casino can vary from locale to locale, depending on existing communities, economies and infrastructures in the area.⁴⁵ It has been suggested that existing neighbourhood factors may contribute to the potential social and health impacts on residents, and therefore, decisions on siting a new gambling

venue should take the 'local impact' into account.⁴⁶ There may be some types of neighbourhoods/communities for which a casino may have greater negative health impact than others.

Although empirical studies relating gambling to neighbourhood characteristics are sparse, within most jurisdictions the sociodemographic characteristics associated with problem gambling (outlined in section 2.2 of this report) are found disproportionately in neighbourhoods with lower socioeconomic profile. Studies have found that poorer neighbourhoods are positively associated with problem and pathological gambling.⁴² The effect of neighbourhood disadvantage was found even when controlling for respondents' socioeconomic status.

Gambling Modalities and Venues

Certain gambling modalities may carry a higher risk that their users will develop gambling problems or that existing gambling problems will be exacerbated.⁸ Evidence points to continuous forms of gambling, such as EGMs including slot machines and video lottery terminals (VLTs) (currently not permitted in Ontario), as most problematic. The high-risk nature of EGMs is theorized to be related to the fast speed of play and sophistication of the machines, which through mathematical algorithms and interactive technology, promote small wins, false beliefs about the amount of control the player has (e.g. near misses and stop buttons) and dissociative states.⁸

According to a study using 2002 CCHS data for Canada, the highest prevalence of gambling problems are found in the provinces with permanent casinos combined with the highest concentrations of EGMs.³⁷ The primary problem habits cited by problem gamblers in treatment and by callers to the Ontario Problem Gambling Helpline are slot machines and card gambling at casinos.⁴⁷

Gambling venue features may have an impact on gambling behaviour and problem gambling. CAMH's Gambling Policy Framework expresses concern over extended hours of operation, such as casinos that are open 24 hours a day, seven days a week. Different jurisdictions vary in the policies related to hours of operation, some requiring closure of a gambling venue at specific times, others allowing all day access.³⁵ For example, in Winnipeg, casinos are open from 10:00 a.m. to 10:00 p.m. each day in the summer, but close at dusk during other months. Some hours of operation restrictions relate only to specific types of gambling. For example, in Alberta, EGMs are open for 17 hours each day, whereas table games are available for 14 hours.¹⁰ The theory is that reducing hours of operation reduces availability and therefore minimizes the likelihood of harm. It has been reported that a disproportionate number of problem gamblers play EGMs, one of the most addictive gambling modalities, between midnight and closing.⁸ Although evidence on the effectiveness of hours of operation policies is limited, there are parallels to reducing alcohol related harms by limiting hours during which alcohol is served.¹⁰

Casino Employment

It is important to acknowledge that if there is an increase in employment through a casino and associated development, there could be a benefit to health. Income and employment, can impact health in a positive way depending on the types and quality of jobs.

Studies of casino employees have found increased rates of problem gambling in this group compared to the general population.⁴⁸ A recent study in Ontario found that casino employees had problem gambling rates three times as high as the general population. Hypothesized reasons include increased rates of gambling participation among new employees because of greater exposure and people with a history of gambling being attracted to the casino industry.⁴⁹

3.2 Health Impacts of Problem Gambling

This section explores the potential public health impacts of access to gambling through a casino. In a comprehensive review of the literature on the social and economic impacts of gambling, the most consistent social impact of gambling is increased problem gambling prevalence and its related indices (i.e. personal bankruptcy rates, divorce rates, suicide rates, numbers accessing treatment).³ These indices are often difficult to measure and difficult to attribute to gambling alone. Nonetheless, there is fairly strong evidence that the impacts of gambling are relevant to the health of individuals, families and communities and may have serious direct or indirect consequences.⁵⁰ Much of the research literature supports the notion that gambling problems often co-exist with other conditions, such as poorer physical or mental health or substance use problems. This section outlines the evidence on the health impacts of problem gambling in five sections that cover general health, mental health, co-addictions or dependencies, suicide and family and community impacts. (For a summary of the health impacts reported in the literature and associated references, see Table 2.)

Table 2: Health Impacts Associated with Gambling Reported in the Literature and References

Health Impacts	References
General Health	
Lower self-reported general health and well-being	3,50,53 ,55
Colds and influenza	54
Headaches, including severe and chronic headaches and migraines	53,54 ,56
Fatigue and sleep problems	8,54 ,57
Health conditions such as chronic bronchitis and fibromyalgia	53,54,55,56
Other miscellaneous health symptoms (including cardiovascular, cognitive, skin and gastrointestinal problems, heart burn, backache) that may be stress-related	
Mental Health	41,50,58
Stress	50,56,58
Depression	50,58
Mood, anxiety and personality disorders	
Co-dependencies	
Alcohol, tobacco and drug use	46,56,58,59
Problematic substance use/addiction	56,58
Suicide	50,60 ,62
Family and Community Impacts	
Financial problems	3,56
Alcohol or fatigue-related traffic fatalities	63,64
Family breakdown and divorce	3,56
Family/intimate partner violence	65
Child development, neglect and poverty	56,66

Prepared by: Toronto Public Health

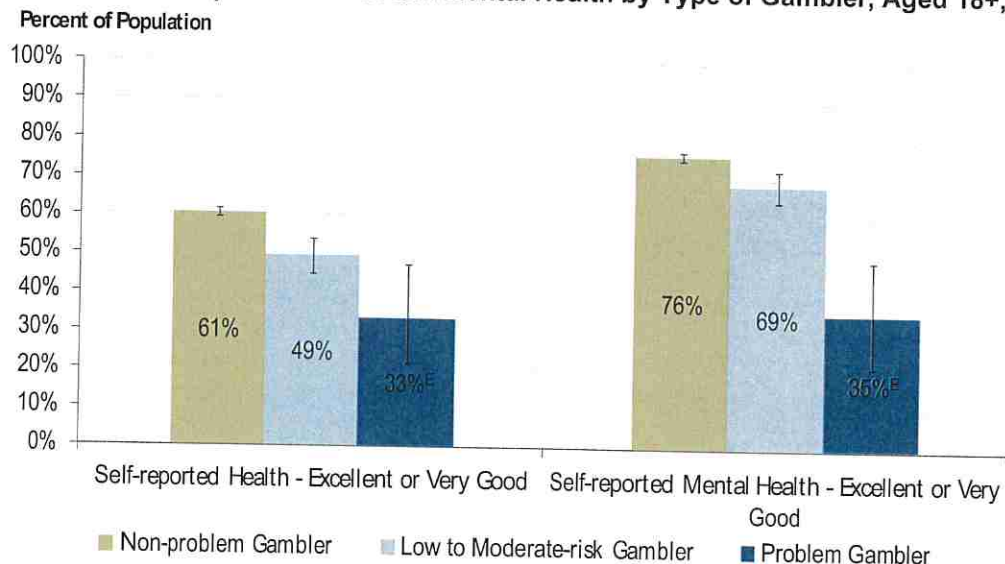
General Health

A recent review reported a well-established association between heavy involvement in gambling and lower well-being and satisfaction with life.^{3, 38} Self-reported general health is widely used as an indicator for overall health and well-being. Research has shown that self-reported health status may be a predictor of future mortality⁵¹ and the development of chronic conditions.⁵² According to TPH analysis of 2007/08 CCHS data for Ontario, as the level of risk for problem gambling increases, self-reported health significantly decreases – 61% of non-problem gamblers rated their health as excellent or very good compared to 49% of low to moderate-risk gamblers and 33%^E of problem gamblers (Figure 2). Seventy-seven percent of problem gamblers reported gambling as the cause of health problems compared to 11% of low to moderate-risk gamblers (Figure 3). (See data notes in Appendix B for more detailed information on health problems as a PGSI item).

There is evidence to suggest an association between problem gambling and physical health problems. Problem gambling research from various jurisdictions and with different subpopulations has found a broad range of negative health correlates.^{50, 53, 54, 55, 56} A number of studies have reported that problem gambling is related to headaches (including chronic and severe headaches and migraines).^{53, 54, 56} While data is sparse, research has also suggested a number of other physical health symptoms and conditions with possible association with problem gambling, including colds and influenza, cardiovascular, cognitive, skin and gastrointestinal problems, heart burn and backache, and chronic bronchitis and fibromyalgia.^{53, 54, 55, 56} Many of the health impacts are theorized to be a function of stress and strain.⁴¹

Problem gambling is also suggested to be correlated with severe fatigue and sleep problems. An American study reported that decreased sleep and sleep quality is seen in problem and pathological gamblers.⁵⁷ It has been speculated that gamblers may sometimes go days without sleep to gamble, and some gamblers may experience extreme stress and loss of sleep during phases of continuous losses.

Figure 2: Self-Reported Health and Mental Health by Type of Gambler, Aged 18+, Ontario, 2007/08

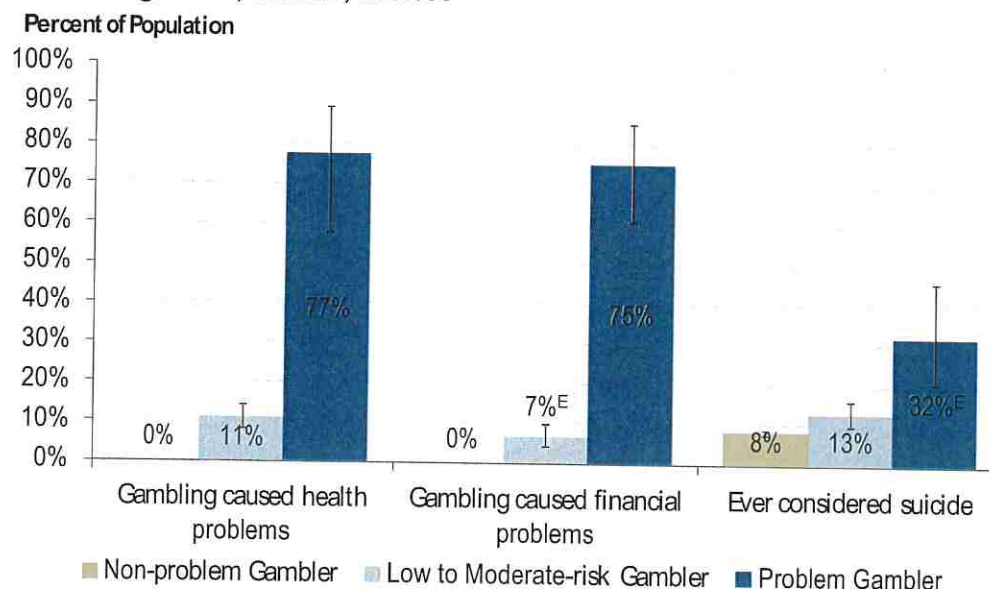


Notes: (1) Gambling classifications are based on a modified version of the nine-item Problem Gambling Severity Index (PGSI), part of the Canadian Problem Gambling Index (CPGI). (2) Error bars (I) denote 95% confidence intervals. E – Moderately high sampling variability; interpret with caution. Low-risk and Moderate-risk gamblers were combined due to small sample sizes. See Appendix for the full data table.

Data Source: Canadian Community Health Survey, 2007/08. Statistics Canada, Share File, Knowledge Management and Reporting Branch, Ontario Ministry of Health and Long-Term Care.

Prepared by: Toronto Public Health

Figure 3: Health Impacts Reported "At least Sometimes" in Past 12 Months by Type of Gambler, Aged 18+, Ontario, 2007/08



Notes: (1) Gambling classifications are based on a modified version of the nine-item Problem Gambling Severity Index (PGSI), part of the Canadian Problem Gambling Index (CPGI). (2) Error bars (I) denote 95% confidence intervals. (3) "At least sometimes" is an aggregate of almost always, most of the time and sometimes in the past 12 months. E – Moderately high sampling variability; interpret with caution. Low-risk and Moderate-risk gamblers were combined due to small sample sizes. See Appendix for the full data table. Gambling caused health problems and financial problems are part of the PGSI and were used to classify type of gambler. Given this, we would anticipate significant differences between gambler types; however, these differences are still meaningful and illustrate the level of differentiation in behaviour between problem gamblers and lower risk gamblers.

Data Source: Canadian Community Health Survey, 2007/08. Statistics Canada, Share File, Knowledge Management and Reporting Branch, Ontario Ministry of Health and Long-Term Care.

Prepared by: Toronto Public Health

Mental Health

Similar to self-reported general health, as the risk of problem gambling increases, self-reported mental health significantly decreases. In TPH analysis of 2007/08 CCHS data for Ontario, 76% of non-problem gamblers rated their mental health as excellent or very good compared to 69% of low to moderate-risk and 35%^E of problem gamblers (Figure 2).

There is also evidence in the literature of an association between gambling and mental health disorders. Studies using population surveys report a higher prevalence of conditions such as depression, stress, and mood, anxiety and personality disorders in problem and pathological gamblers.^{50, 58} The Australian Productivity Commission's (1999) review of the gambling industry, with a specific focus on problem gambling, reported that around half the people with at least moderate gambling problems said they suffered depression as a result of gambling at some time, and a similar proportion say they have been depressed because of gambling in the last year.⁵⁶

Co-Dependencies

Considerable attention has been paid to the relationship between gambling and substance use. According to TPH analysis of CCHS data, 33% of problem gamblers in Ontario reported using alcohol or drugs while gambling in the previous 12 months. In addition, CCHS data for Ontario shows that low to moderate-risk (30%) and problem gamblers (38%) are significantly more likely to be daily smokers

compared to non-problem gamblers (19%). The literature also supports the relationship between problem gambling and alcohol and drug use.^{3, 46, 56, 58, 59} High rates of co-morbidity have been found between gambling and problem substance use/addiction, with estimates that one in five problem gamblers suffers from alcoholism or other dependencies.^{3, 56, 58} The existence of co-dependencies and related morbidities underlines the complex causality of problems experienced by problem gamblers, where problem gambling may exacerbate other dependencies, and they in turn may exacerbate problem gambling.

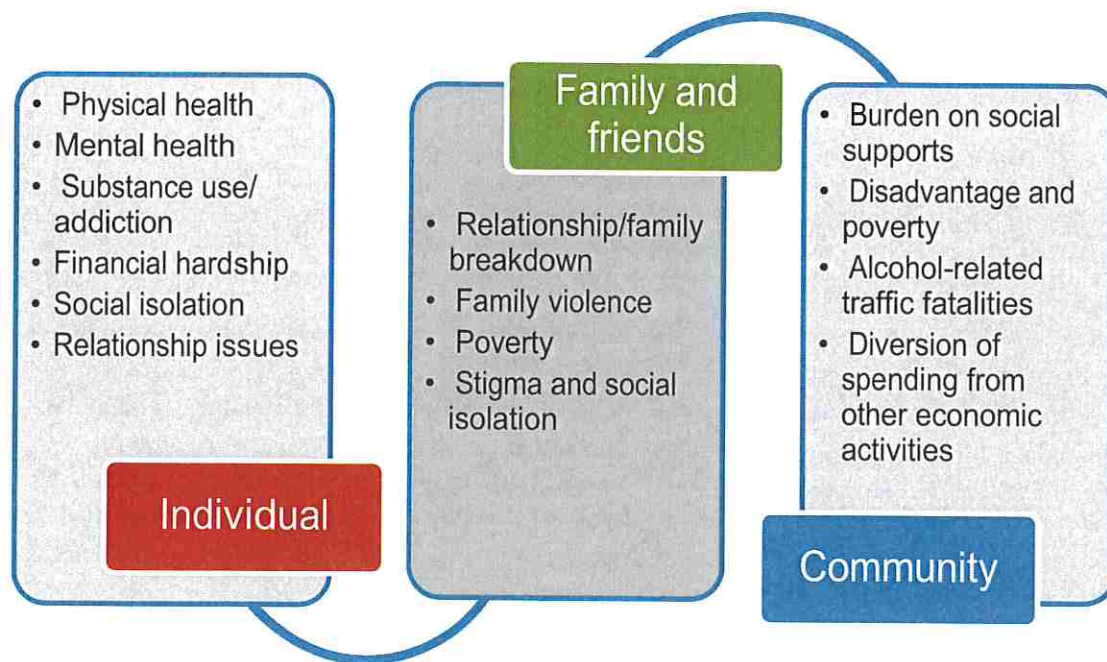
Suicide

The gambling literature examines the relationship between gambling and suicide. According to TPH analysis of 2007/08 CCHS data for Ontario, a significantly higher proportion of problem gamblers reported having thoughts of committing suicide in their lifetime compared to non-problem gamblers (Figure 3). The review by Williams *et al.* (2011) found mixed results on suicide rates: three studies reported the introduction of gambling was associated with an increase in suicides and three studies reported no impact.³ Nevertheless, research on suicide from various jurisdictions suggests that there is reason for concern. Las Vegas has had one of North America's highest per capita suicide rates for the past 50 years.^{60, 61} A study of gambling in Alberta estimated that 10% of all suicides in Alberta are gambling-related.⁵⁰ The Quebec Coroner's Office, in an examination of cases between 1994 and 2000, was able to identify 74 suicides as gambling-related since the opening of the province's first casino in Montreal in 1993.⁶² While it is difficult to establish the actual number of suicides as a result of gambling, the high numbers of suicides that appear to be gambling-related suggests that this is an important public health concern.

Family and Community Impacts

While consideration of the characteristics and correlates of people directly affected by gambling is important, a complete understanding of impact is gained only by outlining the 'ripple effects' of problem gambling. Problem gambling can affect more than just the individual gambler, resulting in impacts for friends, families, colleagues, employers and communities (Figure 4). Given that some problem gamblers are married and have children, it has been estimated that the proportion of people whose quality of life may be negatively impacted by problem gambling is actually three or four times the rate of problem gambling prevalence in the general population.³

Figure 4: Potential Impacts of Problem Gambling



Prepared by: Toronto Public Health (adapted from Wyndham City. *Responsible Gambling Strategy 2012-2014*. <http://www.wyndham.vic.gov.au/generic/file-widget/download/id/4268>)

Financial difficulties are typically the most common problem reported by problem gamblers.³ As noted earlier, an increase in bankruptcies is a consistent finding reported in a review of the impacts of gambling.³ Financial difficulties can produce adverse effects such as the inability to pay for essentials such as food or housing, which are issues of public health concern.⁵⁶

Research has revealed a link between the presence of a casino and an increase in driving while impaired or extremely tired.⁸ One study noted an increase in alcohol-related traffic fatalities in communities close to casinos, although the authors noted that this impact decreased as regional population size increased, likely being related to the greater distances driven from casinos in rural or moderately sized counties.⁶³ A study from Connecticut noted that communities with close proximity to casinos experienced an increase in arrests for 'DUI', or 'driving under the influence of alcohol'. Roughly 20% of motorists arrested for DUI acknowledged to police that their last drink was at a casino.⁶⁴

Research has found that problem gambling is associated with family breakdown, divorce rates, intimate partner violence, and a variety of familial psychological problems including stress and loss of trust.^{3, 56, 65} Analysis of 2007/08 CCHS data for Ontario supports conclusions for these impacts on familial relationships and well-being. In the previous 12 months, 75% of problem gamblers reported gambling as the cause of financial problems for their families (Figure 3), 62% of problem gamblers reported lying to their family members and others about gambling, and 30% reported gambling as the cause of problems with relationships with family or friends. These types of impacts were rarely reported by non-problem gamblers.

Gambling has been reported to produce indirect consequences for the problem gambler's friends and families, such as emotional distress, depression, and even suicide.²² It may also negatively affect child

development and well-being. The Australian Productivity Commission (1999) reported that the most immediate concern for children's welfare in problem gambling households is poverty.⁵⁵ Other studies have suggested that children in gambling families are at a greater risk for adopting health-threatening behaviours such as smoking and alcohol or drug use, psychosocial problems, educational difficulties and emotional disorders in adolescence and later in their adult lives.⁶⁶

4. Intervention

4.1 Intervention Options and Effectiveness

There is a large array of problem gambling intervention options, many of which have been implemented in different jurisdictions. While there is considerable interest in preventing and mitigating the potential harm from gambling, much remains unknown about the effectiveness of individual initiatives. This section of the report outlines prevention, early identification and responses to problem gambling.

Public health approaches favour primary prevention, which aims to reduce the prevalence of and risks associated with gambling problems (Figure 5).⁶⁷ Common measures include changes to the environment (including policy and regulation), changes to the nature of the product, and changes in the understanding and views that influence patterns of consumption/participation. In contrast to the individualized focus inherent in approaches to treatment, primary prevention shifts the focus to the context and environment in which harmful consumption/exposure is occurring. It has been suggested that few jurisdictions have looked seriously at investing in public health responses to gambling expansion, and efforts tend to concentrate primarily on establishing treatment services.⁶⁷

Figure 5: Gambling continuum and related public health interventions



Adapted from: Korn, D., Gibbins, R. & Azmier, J. (2003). *Journal of Gambling Studies*, 19,2: pg. 245.

Prevention

One aspect of primary prevention includes educational initiatives, which are intended to change internal knowledge, attitudes, beliefs, and skills so as to deter an individual from problem gambling.⁹ This can include initiatives such as public awareness campaigns, training and programs.

Public information/awareness campaigns (and associated mass media campaigns and social marketing) tend to be a way of delivering preventive health messages to a large portion of the population.⁹ There is however, limited research on impact of awareness campaigns vis-à-vis gambling. Literature suggests that public information/awareness campaigns may improve people's knowledge, but there is no direct evidence of effectiveness as a primary prevention tool for problem gambling (i.e. to prevent individuals in the general populace from becoming problem gamblers).⁹

There is an array of programmatic initiatives for youth and adults, with mixed results on the effectiveness of these programs for preventing problem gambling.⁹ These programs range from being topic-specific (e.g. explaining gambling fallacies) to broad in scope (e.g. building esteem and peer resistance training). The actual impact of programs on problem gambling behaviour is difficult to measure and, as a result, largely unknown. There have been very few published evaluations of programs, and in many cases, there may be concern around the quality of studies, such as not having pre/post-measures, control groups, or examination of long-term outcomes. Nevertheless, recent experimental research gives some reason to be positive about the potential effects of educational/ programmatic interventions. A study of problem gambling prevention programs with youth in Ontario reported positive effects of a curriculum that educated students about probability and the nature of random events and their connection to problem gambling.⁶⁸

Policy initiatives are intended to prevent problem gambling through the alteration of external environmental controls on the availability and provision of gambling.⁹ Typically these policies take the form of restrictions on the general availability of gambling, who can gamble, and how gambling is provided. Examples include: restricting harmful types of gambling (e.g. EGMs); limiting speed of gambling; and restricting the location and hours of operation of gambling venues.

A policy example that has been reported to have potential as an effective intervention is restricting concurrent consumption of alcohol while gambling.⁹ Casinos in Canada are not allowed to provide free alcoholic beverages as is the case in many casinos in the United States.³⁵ With respect to liquor sales, municipal governments assume responsibility for licensing decisions. In some jurisdictions, such as in parts of British Columbia, alcohol service is prohibited in some casinos. This is reported to hold significant potential as a harm minimization strategy.⁹

Problem Gambling Responses

There are a range of interventions designed to respond to problem gambling. This can consist of early identification, on-site interventions, and various forms of treatment, including pharmacological and psychological interventions.

Early identification of problem gambling often includes recognition of early signs by primary care providers. According to CAMH's Problem Gambling Institute of Ontario, identifying patients with gambling problems and providing information, treatment and referral is part of the overall spectrum of health care provided by physicians.⁶⁹ It has been suggested that early identification of problem gambling improves patients' outcomes and reduces the harm to themselves and their families.

Pharmacological treatments mainly involve administering drugs such as anti-depressants, opioid antagonists and mood stabilizers.⁷⁰ Psychological treatments can include different types of therapy and counselling, brief interventions, and support programs, such as Gamblers Anonymous.⁷¹ These interventions may be administered to individuals or groups, and the duration of treatment can vary from immediate crisis intervention to ongoing long-term treatment. Online and self-help interventions have been identified as potentially effective, particularly to those problem gamblers who have earlier onset and less severe gambling problems, although Internet gamblers cite being more comfortable with face-to-face counselling rather than online interventions.¹⁴ The overall aims of treatment may vary from abstinence to controlled gambling to prevention of relapse.

Systematic reviews of pharmacological and psychological interventions reveal that problem gambling is amenable to intervention.⁷¹ However, evidence is limited by the lack of long-term follow up in many studies, which limits understanding of the impact of interventions over time. Furthermore, many studies are compromised by methodological limitations, such as small sample sizes, non-randomization, high drop-out rates and unrepresentative samples. Experts identify that further large-scale, well-controlled studies with long-term follow-up are needed.

On-site interventions are also frequently employed in response to problem gambling. Many casinos and jurisdictions around the world have adopted self-exclusion programs. Voluntary self-exclusion is a self-help tool offered to people who wish to limit or stop their gambling. Self-excluders make a voluntary, written commitment to stay away from all gaming facilities. The role of the gaming operator (e.g. OLG) is mainly to monitor, detect and prevent self-excluders' re-entry.⁷² It is estimated that 0.6-7.0% of problem gamblers sign up to self-exclude in Canada.³

Evidence is limited on the effectiveness of self-exclusion programs. Self-exclusion programs are largely dependent upon the ability of casinos to identify self-excluders in order to detect and report violations of the self-exclusion agreement. A review of studies shows self-exclusion programs are often ineffective at detection and enforcement.⁷² Venue security personnel are typically responsible for enforcing self-exclusion policies, yet it is common for breaches to occur and to go undetected. One study of individuals self-excluded from a casino in Quebec reported that 36% breached their exclusion contract and returned to the casino, many of whom went back numerous times (median 6 times) during this period.⁷³

Reports suggest that casinos have few systematic procedures in place to implement self-exclusion.⁷² Self-exclusion agreements do not generally constitute a formal contract enforceable by law. Yet a program that is not capable of enforcing self-exclusion is likely to be ineffective.

4.2 Problem Gambling Interventions in Ontario

This section provides an overview of problem gambling interventions in Toronto and Ontario, as well as an analysis of the approaches and challenges.

Funding

In 1996, Ontario introduced a Problem Gambling Strategy managed under the Ontario Ministry of Health (now the Ministry of Health and Long-Term Care).⁷⁴ Provincial policy has dedicated a proportion of gambling revenue (2%) to problem gambling interventions. It has been publicized that Ontario allocates more money for gambling intervention than any other jurisdiction in the world, with this 2% formula directing approximately \$36 million annually for the prevention, treatment and research of problem gambling (Table 3).^{74, 75}

Table 3: The Funding Allocation to the Ontario Problem Gambling Strategy, 2004/05

Intervention	Funding allocation (percent of total)
Treatment (including \$4.2M for multiple addictions)	\$24.17M (66%)
Prevention/Awareness	\$8.47M (23%)
Research	\$4.01M (11%)
TOTAL	\$36.65M (100%)

Data Source: Review of the Problem-Gambling and Responsible-Gaming Strategy of the Government of Ontario. Report to the Ontario Ministry of Health and Long-Term Care and the Ministry of Economic Development and Trade by S. Sadinsky (2005).

Treatment is the top priority within Ontario's problem gambling interventions.⁷⁴ A report to the Ontario Ministry of Health and Long-Term Care and the Ministry of Economic Development and Trade by expert Stanley Sadinsky, commissioned by the Government of Ontario, analyzed the Problem Gambling Strategy. The report raised concern about the priority placed on the treatment component of the Strategy, suggesting that treatment has been over-funded to the detriment of the prevention/ awareness component.⁷⁴

Interventions

A number of organizations and stakeholders are involved in providing gambling interventions in Toronto and Ontario. This includes initiatives by the OLG, Responsible Gaming Council Ontario, CAMH's Problem Gambling Institute of Ontario, the Ontario Problem Gambling Research Centre, and more than 50 community agencies located throughout the province, including five in Toronto.⁷⁶ Many of these organizations and initiatives receive funding from the Ontario government's Problem Gambling Strategy, while others have other sources of funding. (See Appendix D for a list of Ontario gambling organizations and descriptions.) Interventions available in Toronto and Ontario include:

Public awareness and information campaigns: There are a number of initiatives in Toronto and Ontario that focus on awareness and information around problem gambling. OLG sponsors public awareness advertising campaigns aimed at increasing awareness, changing behaviour and building public confidence.⁷⁷ Examples of OLG public awareness efforts include: the website www.knowyourlimit.ca, which provides information about how gambling works, myths and facts, game odds and other responsible gambling initiatives; and advertising campaigns to raise awareness of slot machine risk factors. OLG also engages in public outreach via presentations to community groups.

Other public awareness initiatives include mass-media social marketing campaigns by the Responsible Gambling Council, an independent non-profit organization dedicated to problem gambling prevention. Their social marketing campaigns are conducted for a range of demographic groups at risk or affected by problem gambling, including friends of young people, significant others and older adults.⁷⁸ Another public awareness initiative in Ontario was Problem Gambling Prevention Week, which took place between September 26 and October 2 in 2011. This community-based awareness program is organized by the Responsible Gambling Council in conjunction with partner organizations across Ontario.⁷⁸

Public education: There are a variety of educational programs related to problem gambling in Toronto and Ontario, which include outreach, curriculum development, teaching and training. CAMH's Problem Gambling Institute of Ontario develops and distributes resources for people affected by problem gambling, their families and for health professionals such as by providing a curriculum for teachers, a series of information guides and the website www.ProblemGambling.ca.⁷⁹

In addition, there are Ontario problem gambling educational programs specifically targeting youth populations. The Responsible Gambling Council runs high-school drama tours and interactive on-campus and online programs for university and college students.⁷⁸ The YMCA offers free services across Ontario focusing on knowledge-building, community involvement and youth engagement around problem gambling for youth and students starting as young as age 8 and through to 24 years.⁸⁰ Their work consists of curriculum support, harm reduction presentations and activities led by youth outreach workers, as well as workshops for parents, teachers and health care professionals.

Research: There is also a variety of research on problem gambling being conducted in Ontario. The Ontario Problem Gambling Research Centre acts as a funding body to increase capacity in Ontario to conduct research on problem gambling and disseminate research findings.⁸¹ In addition, CAMH's Problem Gambling Institute of Ontario collaborates with other researchers at CAMH, across Canada and internationally to influence policy, prevention and treatment activities. Finally, the Responsible Gambling Council's Centre for the Advancement of Best Practices is working to identify best practices that reduce the incidence of problem gambling.⁸² Currently they provide access to published research and commissioned projects, and are working toward published independent standards for responsible gambling initiatives.

Treatment: Treatment services for problem gambling are available in Toronto and across Ontario. The Problem Gambling Institute of Ontario at CAMH provides individual and group counselling for those affected by problem gambling and their families.⁶⁸ In addition, the Ontario Problem Gambling Treatment Providers, agencies funded by the Ministry of Health and Long-Term Care, provide several treatment options and modalities such as group counselling, individual counselling, telephone counselling and home visits. Some services are directed at special populations such as women, seniors, youth and ethno-cultural populations (e.g. COSTI Immigrant Services and the Chinese Family Services of Ontario).⁷⁶

The Ontario Problem Gambling Helpline, funded by the Government of Ontario, provides a toll-free 24/7 province-wide helpline for those affected by problem gambling and their family and friends, service providers and the general public.⁸³ It links individuals with problem gambling treatment resources, provides listening and support, information about treatment, credit and debt services, family services, self-help groups and other resources.

On-site programs and policies: OLG launched a Responsible Gaming Code of Conduct in 2005. This is a corporate commitment to information, education and creating a responsible gaming environment.⁸⁴ OLG introduced Responsible Gaming Resource Centres at all gaming sites in Ontario, which are independently operated by the Responsible Gambling Council. OLG has also collaborated with the Problem Gambling Institute of Ontario at CAMH to implement Responsible Gaming Training programs that provide specialized training and support for all managers at OLG. With respect to environmental features, OLG has introduced clocks on the gaming floor at each OLG gaming site in Ontario, as a measure to help with responsible gambling practices. It has traditionally been common for casinos to not have clocks on casino floors, which makes it more difficult for gamblers to track the time they are spending participating in gambling activities.

OLG offers voluntary self-exclusion in collaboration with CAMH.⁸⁵ OLG's self-exclusion program began at Casino Windsor in 1995, followed by Casino Rama and Casino Niagara in 1996 and 1997, respectively. In 1999, the self-exclusion program was revised and extended to apply to all OLG gaming sites, as remains the policy today. OLG's current self-exclusion practices include detecting self-excluders through face recognition at casino entry, removing self-excluders' names from the corporation's marketing database, and connecting individuals with available treatment providers.

Other policy initiatives undertaken by OLG include refraining from extending credit at casinos, and introducing and implementing a fatigue impairment policy, which trains gaming staff to assess patrons for signs of fatigue, and respond according to escalation procedures.⁹ OLG staff will also direct patrons who are seeking help to appropriate counselling services.

Utilization of Intervention Resources and Services

Research reveals that only a minority of problem gamblers seek or receive treatment.³ In Ontario, it is estimated that only 1% to 2% of people meeting criteria for problem gambling are seeking help from specialized treatment programs per year.⁸⁶ Analyses of who is seeking help in Ontario reveal an association with age and education. Problem gamblers who seek treatment services are more likely to have some post-secondary education, and the age distribution is bell-shaped, with the largest percentage of treatment-seekers falling within the age category of 35 to 44 years.^{41, 86} These results suggest that the characteristics associated with problem gambling (as outlined in section 2.2 of this report) are very different from the characteristics associated with treatment-seeking. This may mean that those most vulnerable to the negative impacts of problem gambling may not be accessing help.

Research has examined factors that contribute to reluctance to seek help for problem gambling. In a review of those who hesitate to seek help, adult gamblers in Ontario most often mentioned obstacles having to do with shame and stigma and with difficulty acknowledging the problem or its seriousness.⁸⁷ Another study suggested the role of proximity in treatment-seeking, where problem gamblers living in close proximity to a gambling venue were less likely to be in treatment if the nearest treatment program was comparatively far away.⁴¹ To increase utilization of problem gambling treatment services, treatment providers and funders will need to determine how to reduce barriers such as stigma, cost and geographic distance.

There is a need for further study of help-seeking patterns of problem gamblers, including examination of the role of general health and social services on problem gambling. Given the co-occurrence of problem gambling with other mental health and substance use problems, it is perhaps unsurprising that some problem gamblers seek intervention or treatment through more generic health professionals and non-specialists (e.g. family physicians, general practice psychiatrists, psychotherapists, community mental health programs, family counselling, credit counselling).⁷⁶ Few studies have addressed the prevalence of treating problem gambling in health care settings or studied the knowledge of providers in diagnosis and intervention in this area.⁸⁸

Intervention Effectiveness

Evidence is limited on the effectiveness of problem gambling interventions. While there has been some improvement in the evidence base, specifically around individual treatment programs, evaluation of interventions for problem gambling remains an area in need of further examination. To date, there have been few system-wide studies of problem gambling screening, assessment and treatment. Without this research, it is difficult to determine overall effectiveness of problem gambling interventions in Ontario.

A critical analysis of the effectiveness of problem gambling intervention in Ontario is needed to gain a better understanding of opportunities and challenges, and to identify evidence-based best practices. This could be achieved by more rigorous evaluation of current prevention and treatment services and research into gambling harm. It is critical that the Ontario government prioritize further independent research and evaluation, particularly involving population-level and longitudinal research. The research must go beneath the surface of the overall prevalence rate, to regular, systematic and adequately funded assessments of the health, social and economic impacts of gambling, and measurement of the costs on

individuals, families, treatment agencies, social services, the community and the health care system over time. This type of research would provide the data from which to monitor and evaluate overall intervention effectiveness, as well as to assess the potential over- or under- representation of particular groups (e.g. women, specific ethno-cultural groups, and youth) compared to the epidemiology of problem gambling in the community.

A shift in priorities may be required to move the current emphasis from treatment toward primary prevention, including research, education, public awareness and policy initiatives.

5. Conclusions

In this report, we have reviewed evidence on the health impacts of increased access to gambling through a casino. Though the consideration of a casino comes in the context of increasing access to gambling overall, this report concentrates on casino gambling and does not examine other gambling activities in detail, such as online gambling, lotteries, and so forth. Where information on casinos is not available, literature dealing with gambling in general has been utilized. This report drew upon data from Toronto and Ontario when possible, though some of the literature reviewed consisted of data from other jurisdictions in Canada and internationally.

Toronto is a large urban setting where there is already some access to casino gambling. The introduction of a casino in the City of Toronto will increase gambling opportunities for its residents in a meaningful way. Hosting a casino in Toronto is anticipated to increase the frequency and severity of problem gambling in the city, which can produce negative health impacts on individuals, families and communities. As this report has outlined, many individuals in Toronto and Ontario gamble, and most do so without causing problems for themselves or others. There are, however, upwards of 11,000 people aged 18+ in the GTA who are serious problem gamblers, for whom gambling behaviour results in negative consequences. This report took a public health approach and examined the potential health and social impacts of problem gambling for individuals, families and communities.

Evidence supports the notion that availability and accessibility of casinos is a factor contributing to problem gambling prevalence. Given the possibility of a casino being located in Toronto or a neighbouring jurisdiction, it is important to consider the impact of proximity. Research from jurisdictions in Canada, the United States and New Zealand have found that proximity of gambling venues is positively associated with both gambling behaviour and problem gambling, leading us to predict that a casino located anywhere in the GTA will likely increase problem gambling and associated health risks for Toronto residents. Furthermore, this relationship has been found for residents who live up to 50 miles (about 80 km) away from casinos, thus raising the concern that a casino outside Toronto but still within the GTA (e.g. Mississauga, Markham) may result in adverse health impacts in Toronto, with greater impacts on closer communities.

As reviewed in this report, the evidence about the public health risks associated with problem gambling is fairly strong. Potential impacts of problem gambling include effects on physical health and mental health, including ill health, fatigue, co-related substance use and addiction, depression and suicide among others. These impacts occur alongside others such as alcohol-related traffic fatalities, financial difficulties, family breakdown, divorce and compromised child development that also affect the health and well-being of family, friends, colleagues and communities and are relevant to public health. Furthermore, given the role of sociodemographic characteristics and the local environment on the rates and effects of problem gambling, there is good reason to be concerned that certain groups may be particularly vulnerable to the negative impacts of a casino. These harms can be experienced by a sizable portion of people and to different degrees.

This report was limited in scope to the potential impact of gambling expansion on problem gambling. Employment, economic development, crime, motor vehicle traffic, and other community impacts were outside the scope of this report, though these factors affect the health and well-being of individuals, families and communities. These impacts could be positive or negative. For example, increased net income and employment could benefit health, whereas increased motor vehicle traffic could increase injuries and air pollution related illness.

There are policy implications for the City of Toronto of a new casino anywhere in the GTA. In order to protect and promote the health of all who live in the City, discussion of the anticipated negative health impacts of establishing a new casino in Toronto must adequately inform decision-making.

The anticipated adverse health impacts of gambling should be factored into decision-making. A health-based approach would refrain from increasing local gambling opportunities altogether. However, in the context of gambling expansion, strategies such as limiting accessibility, availability, harmful gambling modalities and concurrent risk factors should be strongly considered in an attempt to minimize the harms of problem gambling. A public health approach calls for a broad range of strategies and policies that prevent or mitigate gambling-related harm, promote healthy choices, and protect vulnerable or high-risk populations. Toronto Public Health has

While there currently exists a wide array of problem gambling intervention initiatives in Ontario and other jurisdictions, there is limited evidence on what is working and not working, particularly with respect to population-level factors or long-term impacts. As a result, we do not have sufficient evidence to be confident in our ability to protect at-risk and vulnerable groups, nor in our ability to achieve meaningful behavior change with problem gamblers.

Initiatives such as the CAMH's (2011) *Gambling Policy Framework*⁸ are providing a model for Ontario's approach to gambling, but more research and policy work is needed to adequately understand how best to prevent and mitigate the health and social impacts of problem gambling.

The *Toronto Public Health Position Statement on Gambling and Health* was developed to reflect key findings of this Technical Report and to provide clear policy recommendations. The Position Statement highlights the impacts of problem gambling and of gambling expansion. The recommendations proposed provide casino site specific options and address gaps in research, prevention and treatment. The Position Statement should be used as a tool in policy development and evidence-based decision making.

References Cited

- ¹ Ontario Lottery and Gaming Corporation (2011). Strategic business review: Modernizing lottery and gaming in Ontario. Available at: http://www.olg.ca/assets/documents/media/strategic_business_review2012.pdf
- ² Korn, D.A. (2000). Expansion of gambling in Canada: Implications for health and social policy. *Canadian Medical Association Journal*, 163(1), 61-64. Available at: <http://www.ecmaj.ca/content/163/1/61.full.pdf+html>
- ³ Williams, R.J., Rehm, J. & Stevens, R.M.G. (2011). The social and economic impacts of gambling. Final report prepared for the Canadian Consortium for Gambling Research. March 11, 2011.
- ⁴ Canadian Public Health Association (2000). Position paper on gambling expansion in Canada: An emerging public health issue. Definitions pg 1. Available at: http://www.cpha.ca/uploads/resolutions/2000-1pp_e.pdf
- ⁵ Ferris, J. and Wynne, H. (2001). The Canadian problem gambling index: Final report. *Canadian Centre on Substance Abuse (CCSA)*.
- ⁶ Korn, D., Gibbins, R. & Azmier, J. (2003). Framing public policy towards a public health paradigm for gambling. *Journal of Gambling Studies*, 19,2: 235-56.
- ⁷ Korn, D. & Shaffer, H. J. (1999). Gambling and the health of the public: Adopting a public health perspective. *Journal of Gambling Studies*, 15(4), 289-365.
- ⁸ Centre for Addiction and Mental Health (2011). Gambling policy framework. Available at: http://www.camh.net/Public_policy/Public_policy_papers/CAMH_gambling_policy_framework.pdf
- ⁹ Statistics Canada. Canadian Community Health Survey. Available from: <http://www23.statcan.gc.ca/imdb/p2SV.pl?Function=getSurvey&SDDS=3226&lang=en&db=imdb&adm=8&dis=2#a4>. Accessed on August 1, 2012.
- ¹⁰ Williams, R.J., West, B.L. & Simpson, R.I. (2008). Prevention of problem gambling: A comprehensive review of the evidence. *Report prepared for the Ontario Problem Gambling Research Centre, Guelph, Ontario, Canada*.
- ¹¹ Williams, R.J., and Wood, R.T. (2007). The Proportion of Ontario Gambling Revenue Derived from Problem Gamblers. *Canadian Public Policy / Analyse de Politiques*, 33(3): 367-87.
- ¹² Currie, S.R., Hodgins, D.C., Casey, D.M., el-Guebaly, N., Smith, G.J., Williams, R.J. Schopflocher, D.P. & Wood, R.T. (2011). Examining the predictive validity of low-risk gambling limits with longitudinal data. *Addiction*, 107, 400-406.
- ¹³ Wood, R.T. & Williams, R.J. (2009). Internet gambling: Prevalence, patterns, problems, and policy options. Final Report prepared for the Ontario Problem Gambling Research Centre, Guelph, Ontario, Canada. January 5, 2009.
- ¹⁴ Wood, RT, Williams, RJ. (2011). A comparative profile of the Internet gambler: Demographic characteristics, game-play patterns and problem gambling status. *New Media & Society* 13(7): 1123-41.
- ¹⁵ Papineau E, Leblond J. (2011) Les enjeux de l'étatisation du jeu en ligne au Canada: une analyse de santé publique. *Can J Public Health*. 102(6):417-20. .
- ¹⁶ Gainsbury, S., Wood, R., Russell, A., Hing, N. & Blaszczynski, A. (2012). A digital revolution: Comparison of demographic profiles, attitudes and gambling behaviour of internet and non-internet gamblers. *Computers in Human Behavior*, 28(4), 1388-1398.
- ¹⁷ Albanese, P., Busch, J., Evans, C., Ralkowski-Ham, A., Meredith, N., Stark, S., Tepperman, L., Wong, R. & Zahlan, N. (2011). Examination of the associations between problem gambling and various demographic variables among women in Ontario. *Research report prepared for Ontario Problem Gambling Research Centre & ECHO*.
- ¹⁸ Ariyabuddhiphongs, V. (2012). Older adults and gambling: A review. *International Journal of Mental Health and Addiction*, 10, 297-308.
- ¹⁹ Messerlian, C., Derevensky, J. & Gupta, R. (2005). Youth gambling problems: a public health perspective. *Health Promotion International*, 20, 1: 69-79.

- ²⁰ Tse, S., Dyal, L., Clarke, D., Abbott, M., Townsend, S. & Kingi, P. (2012). Why People Gamble: A Qualitative Study of Four New Zealand Ethnic Groups. *International Journal of Mental Health and Addiction*. 10(2): 1-13. Available at: <http://rd.springer.com/article/10.1007/s11469-012-9380-7/fulltext.html>
- ²¹ Centre for Addiction and Mental Health (2005). Problem gambling: A guide for helping professionals. Available at: http://www.problemgambling.ca/EN/Documents/2990PG_Pro_ENG.pdf
- ²² Marshall, D. (2009). Gambling as a public health issue: The critical role of the local environment. *Journal of Gambling Issues*, 23, 66-80.
- ²³ Marshall, K. & Wynne, H. (2004). Against the odds: A profile of at-risk and problem gamblers. Statistics Canada – Catalogue No. 11-008. Canadian Social Trends.
- ²⁴ Cook, S., Turner, N., Paglia-Boak, A., Adlaf, E.M. & Mann, R.E. (2010). Ontario youth gambling report: Data from the 2009 Ontario student drug use and health survey. *Report Prepared for the Problem Gambling Institute of Ontario*.
- ²⁵ Shaffer, H.J. & Hall, M.N. (1996). Estimating the prevalence of adolescent gambling disorders: A quantitative synthesis and guide toward standard gambling nomenclature. *Journal of Gambling Studies*, 12(2): 193-214.
- ²⁶ Goudriaan, A.E., Slutske, W.S., Krull, J.L. & Sher, K.J. (2009). Longitudinal patterns of gambling activities and associated risk factors in college students. *Addiction*, 104(7), 1219-32.
- ²⁷ Van Brunschot, E.G. (2009). Gambling and risk behaviour: A literature review. Alberta Gaming Research Institute.
- ²⁸ Adams, G.R., Sullivan, W.M., Horton, K.D., Menna, R. Guilmette, A.M (2007). A study of differences in Canadian university students' gambling and proximity to a casino. *Journal of Gambling Issues* (19), 9-17.
- ²⁹ Tirachaimongkol, L.C., Jackson, A.C. & Tomnay, J.E. (2010). Pathways to problem gambling in seniors. *Journal of Gerontological Social Work*, 53, 531-546.
- ³⁰ Loro, P.S. (2004). Golden-age gambling: Psychological benefits and self-concept dynamics in aging consumers. *Psychology & Marketing*; 21(5), 323-49.
- ³¹ Williams, R.J., Stevens, R.M.G. & Nixon, G. (2011) Gambling and problem gambling in North American indigenous peoples. In Belanger, Y.D. (Ed). *First Nations Gaming in Canada*. Winnipeg: University of Manitoba Press.
- ³² Volberg, R.A. (1995). Gambling and Problem Gambling in Iowa: A Replication Survey, Des Moines, IA, Iowa Department of Human Services.
- ³³ Room, R., Turner, N.E. & Ialomiteanu, A. (1999). Community effects of the opening of the Niagara Casino. *Addiction*, 94 (10), 1449-1466.
- ³⁴ Hann, R. G., & Nuffield, J. (2005). Local community impacts of the charity casinos. Prepared for Addiction Programs, Ontario Ministry of Health and Long-Term Care.
- ³⁵ Williams, R.J., West, B.L., & Simpson, R.I. (2012). *Prevention of Problem Gambling: A Comprehensive Review of the Evidence, and Identified Best Practices*. Report prepared for the Ontario Problem Gambling Research Centre and the Ontario Ministry of Health and Long Term Care. October 1, 2012. <http://hdl.handle.net/10133/3121>
- ³⁶ Blue Thorn Research, Population Health Promotion Associates, PFIA Corporation, & Williams, R.J. (2007). Socioeconomic Impacts of New Gaming Venues in Four British Columbia Lower Mainland Communities: Final Report. Submitted to the Gaming Policy and Enforcement Branch, Ministry of Public Safety & Solicitor General, Government of British Columbia. July 31, 2007. Available at: <http://www.pssg.gov.bc.ca/gaming/reports/docs/rpt-rg-impact-study-final.pdf>
- ³⁷ Cox, B.J., You, N., Afifi, T. & Ladouceur, R. (2005). A national survey of gambling problems in Canada. *Canadian Journal of Psychiatry*, 50(4), 213-217.

- ³⁸ Frisch, G.R. (1999). Community impact of increased gambling availability on adult gamblers - A four year follow-up. *Problem Gambling Research Group, University of Windsor*. Available at: <http://web2.uwindsor.ca/pgrg/fyear.htm>
- ³⁹ Jacques, C., & Ladouceur, R. (2006). A prospective study of the impact of opening a casino on gambling behaviors: 2- and 4-year follow-ups. *Canadian Journal of Psychiatry*, 51(12), 764-773.
- ⁴⁰ Rush, B., Veldhuizen, S. & Adlaf, E. (2007). Mapping the prevalence of problem gambling and its association with treatment accessibility and proximity to gambling venues. *Journal of Gambling Issues*, 20: 193-213.
- ⁴¹ New Zealand Ministry of Health. (2008). Raising the odds? Gambling behaviour and neighbourhood access to gambling venues in New Zealand. Wellington: Ministry of Health. Available at: [http://www.moh.govt.nz/notebook/nbbooks.nsf/0/E4A9E7FBD23D181CCC25748000817D08/\\$file/raising-the-odds-may08.pdf](http://www.moh.govt.nz/notebook/nbbooks.nsf/0/E4A9E7FBD23D181CCC25748000817D08/$file/raising-the-odds-may08.pdf)
- ⁴² Welte, J.W., Wieczorek, W.F., Barnes, G.M., Tidwell, M-C. & Hoffman, J.F. (2004). The relationship of ecological and geographic factors to gambling behavior and pathology. *Journal of Gambling Studies*, 20(4): 405-423.
- ⁴³ Gerstein, D.R., Volberg, R.A., Toce, M.T., Harwood R., Christiansen, E.M., Hoffmann, J., Murphy, S.A. et al. (1999). Gambling impact and behaviour study. Report to the National Gambling Impact Study Commission. *National Opinion Research Centre at the University of Chicago, Chicago*. Available at: <http://www.norc.org/PDFs/publications/GIBSFinalReportApril1999.pdf>
- ⁴⁴ Chevalier, S., Montpetit, C., Biron, J.-F., Dupont, M.A. & Caux, C. (2006). Avis sur la modification de l'offre de jeu a Montreal. La construction d'un casino au bassin Peel. *Montreal, Direction de santé publique de Montréal*. Available at : http://publications.santemontreal.qc.ca/uploads/tx_asssmpublications/2-89494-477-2.pdf
- ⁴⁵ Cosgrave, J.F. & Klassen, T.R. (2009). *Casino State: Legalized Gambling in Canada*. Toronto: University of Toronto Press.
- ⁴⁶ Williams, R.J. & Simpson, R.I. (2008). Promising practices in the prevention of problem gambling. *Report prepared for the Ontario Problem Gambling Research Centre, Guelph, Ontario*. November 14, 2008.
- ⁴⁷ Urbanoski, K., & Rush, B.R. (2006). Characteristics of people seeking treatment for problem gambling in Ontario: Trends from 1998 to 2002. *Journal of Gambling Issues*, 16.
- ⁴⁸ Williams, R.J., Volberg, R.A. & Stevens, R.M.G. (2012). The Population Prevalence of Problem Gambling: Methodological Influences, Standardized Rates, Jurisdictional Differences, and Worldwide Trends. Report prepared for the Ontario Problem Gambling Research Centre and the Ontario Ministry of Health and Long Term Care. May 8, 2012. <http://hdl.handle.net/10133/3068>
- ⁴⁹ Guttentag, D.A. (2010). *Gambling by Ontario Casino Employees: Gambling Behaviours, Problem Gambling, and Impacts of the Employment*. Master's Thesis in Environmental Studies. University of Waterloo.
- ⁵⁰ Williams, R.J., Belanger, Y.D. & Arthur, J.N. (2011). Gambling in Alberta: History, current status, and socioeconomic impacts. *Final report to the Alberta Gaming Research Institute*.
- ⁵¹ Idler, E.L. & Benyamini, Y. (1997). Self-rated health and mortality: A review of twenty-seven community studies. *Journal of Health and Social Behavior*. 38, 21-37.
- ⁵² Kopec, J.A., Schultz, S.E., Goel, V. & Williams, J.I. (2001). Can the Health Utilities Index measure change? *Medical Care* 39(6), 562-574.
- ⁵³ Afifi, T.O., Cox, B.J., Martens, P.J., Sareen, J. & Enns, M.W. (2010). The Relationship between problem gambling and mental and physical health correlates among a nationally representative sample of Canadian women. *Canadian Journal of Public Health*, 101(2), 171-175.
- ⁵⁴ Bergh, C. & Kfihlhorn, E. (1994). Social, psychological and physical consequences of pathological gambling in Sweden. *Journal of Gambling Studies*, 10(3), 275-285.

- ⁵⁵ Pasternak, A.V. & Fleming, M.F. (1999). Prevalence of gambling disorders in a primary care setting. *Archives of Family Medicine*, 8, 515-520.
- ⁵⁶ Productivity Commission (1999). *Australia's gambling industries*. Report No. 10, AusInfo, Canberra. Available at: <http://www.pc.gov.au/projects/inquiry/gambling/docs/finalreport>
- ⁵⁷ Parhami, I., Siani, A., Rosenthal, R.J., Lin, S., Collard, M. & Fong, T.W. (2012). Sleep and gambling severity in a community sample of gamblers. *Journal of Addiction Disorders*, 31(1), 67-79.
- ⁵⁸ Lorains, F.K., Cowlishaw, S. & Thomas, S.A. (2011). Prevalence of co-morbid disorders in problem and pathological gambling: systematic review and meta-analysis of population. *Addiction*, 106, 490-498.
- ⁵⁹ Momper, S.L., Delva, J., Grogan-Kaylor, A., Sanchez, N., & Volberg, R.A. (2010). The association of at-risk, problem, and pathological gambling with substance use, depression, and arrest history. *Journal of Gambling Issues*, 24: 7-32.
- ⁶⁰ Phillips, D.P., Welty, W.R. & Smith, M.M. (1997). Elevated suicide levels associated with legalized gambling. *Suicide & Life-Threatening Behavior* 27(4): 373-8.
- ⁶¹ Williams, R. (2012). Personal communication, August 7, 2012.
- ⁶² Bureau du coroner du Québec (2004). Relevé des suicides de joueurs compulsifs. Quebec City. As cited in: Suissa, J.A. (2004). Dépendance au gambling: repères pour le médecin de famille. *Le Médecin du Québec*, 39(11): 87-96.
- ⁶³ Cotti, C.D. & Walker, D.M. (2010) The impact of casinos on fatal alcohol-related traffic accidents in the United States. *Journal of Health Economics*, 29, 788-796.
- ⁶⁴ Spectrum Gaming Group (2009). Gambling in Connecticut: Analyzing the economic and social impacts. 193-197. Available at: [http://www.ct.gov/dcp/lib/dcp/pdf/gaming/june_24_2009_spectrum_final_final_report_to_the_state_of_connecticut\[1\].pdf](http://www.ct.gov/dcp/lib/dcp/pdf/gaming/june_24_2009_spectrum_final_final_report_to_the_state_of_connecticut[1].pdf)
- ⁶⁵ Muelleman, R.L., DenOtter, T., Wadman, M.C., Tran, T.P. & Anderson, J. (2002). Problem gambling in the partner of the emergency department patient as a risk factor for intimate partner violence. *The Journal of Emergency Medicine*, 23(3), 307-312.
- ⁶⁶ Shaw, M.C., Forbush, K.T., Schlinder, J., Rosenman, E. & Black, D.W. (2007). The effect of pathological gambling on families, marriages, and children. *CNS Spectrums*. 12(8), 615-622.
- ⁶⁷ Adams, P.J., Raeburn, J. & de Silva, K. (2008). A question of balance: prioritizing public health responses to harm from gambling. *Addiction*, 104, 688-691.
- ⁶⁸ Turner, N.E, Macdonald, J. & Somerset, M. (2008). Life skills, mathematical reasoning and critical thinking: A curriculum for the prevention of problem gambling. *Journal of Gambling Studies*, 24, 367-380
- ⁶⁹ Problem Gambling Institute of Ontario (2012). Resources for professionals. Available at: <http://www.problemgambling.ca/EN/ResourcesForProfessionals/Pages/default.aspx>
- ⁷⁰ Anderson, C., Cowlishaw, S., Dowling, N., Jackson, A., Lorains, F., Merkouris, S., Misso, M.L., Radermacher, H., Thomas, S. (2011). Pharmacological interventions for the treatment of pathological and problem gambling. *Cochrane Database of Systematic Reviews*, Issue 1.
- ⁷¹ Anderson, C., Cowlishaw, S., Dowling, N., Jackson, A., Lorains, F., Merkouris, S., Misso, M.L., Radermacher, H., Thomas, S. (2011). Psychological interventions for the treatment of pathological and problem gambling. *Cochrane Database of Systematic Reviews*, Issue 1.
- ⁷² Gainsbury, S. (2010). Self-exclusion: A comprehensive review of the evidence. *Report prepared for the Ontario Problem Gambling Research Centre, Guelph, Ontario*. June 16, 2010.
- ⁷³ Ladouceur, R., Jacques, C., Girous, I., Ferland, F., & LeBlond, J. (2000). Analysis of a casino's self-exclusion program. *Journal of Gambling Studies*, 16, 453-460.
- ⁷⁴ Sadinsky, S. (2005) Review of the Problem-Gambling and Responsible-Gaming Strategy of the Government of Ontario. *Report to the Ontario Ministry of Health and Long-Term Care and the Ministry of Economic Development and Trade*. Available at: http://www.health.gov.on.ca/en/common/ministry/publications/reports/gambling_05/sadinsky.pdf
- ⁷⁵ Canadian Gaming Association (2011). Available at: <http://www.canadiangaming.ca>

-
- ⁷⁶ Problem Gambling Institute of Ontario (no date). Problem gambling treatment agencies. Available at: <http://www.problemgambling.ca/EN/WebSiteLinks/Pages/OntarioProblemGamblingTreatmentServices.aspx>
- ⁷⁷ Ontario Lottery and Gaming Corporation (2012). Responsible gaming: It pays to know. Available at: http://www.olg.ca/about/responsible_gaming/index.jsp
- ⁷⁸ Responsible Gambling Council (no date). Safer play. Available at: <http://www.responsiblegambling.org/safer-play>
- ⁷⁹ Problem Gambling Institute of Ontario (2012). Available at: <http://www.problemgambling.ca>
- ⁸⁰ YMCA of Greater Toronto (2012). YMCA Youth Gambling Awareness Program. Available at: <http://www.ymcagta.org/en/who-we-work-with/educators/gambling/index.html>
- ⁸¹ Ontario Problem Gambling Research Centre (2012). Available at: <http://www.gamblingresearch.org/>
- ⁸² Responsible Gambling Council (2012). RGC Centre for the Advancement of Best Practices. Available at: <http://www.responsiblegambling.org/rg-news-research/rgc-centre>
- ⁸³ Government of Ontario (2012). Ontario problem gambling helpline. Available at: <http://www.opgh.on.ca/>
- ⁸⁴ Ontario Lottery and Gaming Corporation (2005). Responsible Gaming Code of Conduct. Available at: http://www.olg.ca/assets/documents/responsible_gaming/code_of_conduct.pdf
- ⁸⁵ Ontario Lottery and Gaming Corporation (2010). Available at: http://www.olg.ca/assets/documents/media/class_action_background.pdf
- ⁸⁶ Rush, B.R., Shaw Moxam, R. & Urbanoski, K.A. (2002). Characteristics of people seeking help from specialized programs for the treatment of problem gambling in Ontario. *Journal of Gambling Issues*, 6 doi: 10.4309/jgi.2002.6.9.
- ⁸⁷ Suurvali, H., Hodgins, D.C. & Cunningham, J.A. (2010). Motivators for resolving or seeking help for gambling problems: A review of the empirical literature. *Journal of Gambling Studies*, 26, 1–33.
- ⁸⁸ Christensen, M.H., Patsdaughter, C.A., & Babington, L.M. (2001). Health care providers' experiences with problem gamblers. *Journal of Gambling Studies*, 17(1): 71-9.

Appendix A: Search Strategy

The first step in this goal involved identifying all studies reporting on the social/health impacts of casino gambling from both the academic and non-academic 'grey' literature. The following keywords and subject terms were used in various combinations to locate resources for this review of the literature: gambling / gaming / gambler* / casino* / effect* / impact* / socioeconomic / social impact / health impact / health

Search dates: 2011-present
English only

Searches were performed in the following academic databases:

Gale databases: Academic OneFile, Expanded Academic ASAP, General Business File ASAP, General OneFile, Psychology Collection

EBSCO databases: Academic Search Premier, General Science Abstracts, Psychology and Behavioural Sciences Collection, Social Sciences Abstracts, SocINDEX

OVID database: Embase, Medline

Proquest databases: Applied Social Science Index and Abstracts, ERIC, PsycAbstracts, PsycInfo, Sociological Abstracts
PubMed

Searches were performed using the following online search tools and repositories:

CAMH Research Database

Centers for Disease Control and Prevention (CDC)

Google Scholar

Responsible Gambling Council Online Library

University of Toronto Library Catalogue

The second step involved identifying all studies reporting on intervention options and effectiveness related to casino gambling. The following keywords and subject terms were used in various combinations to located resources for this review of the literature: gambling / gaming / gambler* / casino* / intervention* / prevention* / treatment

Search dates: 2009-present
English only

Searches were performed in the following academic databases:

Gale databases: Academic OneFile, Expanded Academic ASAP, General Business File ASAP, General OneFile, Psychology Collection

EBSCO databases: Academic Search Premier, Cochrane Database of Systematic Reviews, Psychology and Behavioural Sciences Collection, Medline, SocINDEX

OVID databases: Embase

Sociological Abstracts

Appendix B: Data Notes

Methodological details regarding the CCHS (Statistics Canada, 2011) and CGPI (Ferris and Wynne, 2001) have been published elsewhere.

The CCHS analysis was based on weighted data. Respondents under 18 years of age were excluded from the analysis. In an approved CCHS modification, respondents were not asked the PGSI if they classified themselves as a non-gambler or reported gambling at most 1 to 5 times in the past 12 months for each of the 13 gambling activities measured. Questions pertaining to duration of involvement were not included in the CCHS. These estimates may under-estimate the true prevalence of problem gambling in Ontario. It has been suggested that CCHS data produces lower prevalence rates of problem gambling compared to other provincial studies due to a lack of anonymity. Unlike other provincial surveys, the CCHS collects respondent name and date of birth at the beginning of the interview (Williams, Volberg and Stevens, 2012).

Significant differences were estimated using overlapping confidence intervals. Although this method is conservative ($\alpha < 0.01$) and most appropriate when comparing mutually exclusive groups, it was chosen as an objective way of making conclusions on survey data. Also note that the multiple comparisons performed in the analysis were not taken into consideration when choosing the level of significance to test.

Where a respondent did not respond to a survey question relevant to the analysis presented, they were excluded from both the numerator and the denominator.

'Refusal', 'Not Stated', and 'Don't Know' responses were excluded from analysis if they constituted less than 5% of the total responses; otherwise, they were reported separately.

Limitations

Estimates for Problem gamblers using CCHS in this report were based on sample sizes. In some cases, this has contributed to wide confidence intervals. These estimates should be interpreted with caution. The Statistics Canada sampling variability guidelines were followed.

Low-risk and moderate-risk gamblers were combined due to small sample sizes. A validation study recently undertaken by Currie, Hodgins and Casey (2012) found that non-problem and problem gamblers were distinct subgroups; however, when profiled, low-risk and moderate-risk gamblers were similar on a number of dimensions and did not comprise meaningfully distinct groups. Currie *et al* (2012) suggested two methods to improve the validity of these groups: (1) combine the low-risk and moderate-risk groups or (2) revise the scoring system to classify low-risk gamblers (1 to 4) and moderate-risk (5 to 7). The latter is the preferred approach and is promoted by the Canadian Consortium for Gambling Research. Due to small sample sizes, we used the first approach to address the validity concern. A limitation of this approach is that it may be too inclusive (Currie *et al* (2012).

Some items were part of the PGSI and used to classify type of gambler. Given this, we would anticipate significant differences between gambler types; however, these differences are still meaningful and illustrate the level of differentiation in behaviour between problem gamblers and lower risk gamblers.

Self-reported data from surveys have a number of limitations: (1) People do not always remember their behaviours, and/or may under- or over-report behaviours or characteristics based on perceived social desirability; (2) People living on Indian Reserves or Crown Lands, in institutions, members of the Canadian Forces and residents in specific remote regions were excluded from the CCHS sampling frame (Statistics Canada, 2011); and (3) People of low income, people with low levels of education and new immigrants are under-represented. Further, individuals with gambling concerns may be harder to contact and less likely to respond to a health survey over the telephone.

Telephone surveys have been found to underestimate the true prevalence of gambling. After weighting for age and sex, Williams & Volberg (2012) reported that the rates of problem gambling were 1.44 times higher in face to face surveys compared to telephone surveys; however, the underestimation rate is influenced by response rates. The higher the response rate, the lower the underestimation of problem gambling rates. The response rate for the 2007/08 cycle of the CCHS in Ontario was 73.6%.

References

Currie, S.R., Hodgins, D.C. & Casey, D.M. (2012). Validity of the Problem Gambling Severity Index interpretative categories. *Journal of Gambling Studies* [online]. Consortium for Gambling Research.

Canadian Problem Gambling Index (CPGI). Available from: <http://www.ccqr.ca/cpgi.php>. Accessed on August 1, 2012.

Statistics Canada. Canadian Community Health Survey. Available from: <http://www23.statcan.gc.ca/imdb/p2SV.pl?Function=getSurvey&SDDS=3226&lang=en&db=imdb&adm=8&dis=2#a4>. Accessed on August 1, 2012.

Williams, R.J., Volberg, R.A. & Stevens, R.M.G. (2012). The Population Prevalence of Problem Gambling: Methodological Influences, Standardized Rates, Jurisdictional Differences, and Worldwide Trends. Report prepared for the Ontario Problem Gambling Research Centre and the Ontario Ministry of Health and Long Term Care. May 8, 2012. <http://hdl.handle.net/10133/3068>

Williams, R.J., & Volberg, R.A. (2012). Population assessment of problem gambling: Utility and best practices. Report prepared for the Ontario Problem Gambling Research Centre and the Ontario Ministry of Health and Long Term Care. April 30, 2012.

Appendix C

Table 4: Health Impacts Reported "At least Sometimes" in the Past 12 Months by Type of Gambler, Aged 18+, Ontario, 2007/08

In the past 12 months...	Type of Gambler ¹					
	Non-problem Gambler		Low to Moderate-risk Gambler		Moderate to Problem Gambler	
	Percent	95% CIs ²	Percent	95% CIs ²	Percent	95% CIs ²
General Health						
Self-reported Health - Excellent or Very Good	60.6%	(59.4, 61.7)	49.5% (L)	(44.9, 54.0)	33.2% (L)	(21.7, 47.2)
Gambling caused health problems, including stress or anxiety*	0.0%	--	11.1%	(8.4, 14.4)	77.3%	(57.8, 89.5)
Mental Health						
Self-reported Mental Health - Excellent or Very Good	76.1%	(75.1, 77.1)	68.6% (L)	(64.4, 72.5)	35.0% (L)	(23.1, 49.2)
Gambled to forget problems or feel better when depressed	1.0%	(0.7, 1.4)	15.1% (H)	(11.8, 19.1)	72.4% (H)	(58.8, 82.7)
Ever considered suicide or taking your own life	8.2%	(7.6, 8.9)	12.8% (H)	(10.0, 16.3)	32.1% ^E (H)	(20.8, 46.0)
Co-dependencies						
Used alcohol or drugs while gambling	‡	--	27.9%	(19.9, 37.7)	33.4% ^E	(21.1, 48.5)
Family Impacts						
Gambling caused financial problems for you or your family*	0.0%	--	6.7%	(4.5, 9.9)	75.2%	(61.0, 85.5)

Notes: (1) Gambling classifications are based on a modified version of the nine-item Problem Gambling Severity Index (PGSI), part of the Canadian Problem Gambling Index (CPGI). (2) 95% Confidence intervals are used on response estimates, which means the estimate is within the range 19 times out of 20. (3) "At least sometimes" is an aggregate of almost always, most of the time and sometimes in the past 12 months. ‡ Question only asked of moderate to problem gamblers. E – Moderately high sampling variability; interpret with caution. F – Very high sampling variability and/or sample size less than 10; data suppressed. H – Significantly higher than non-problem gamblers. L – Significantly lower than non-problem gamblers. Low-risk and Moderate-risk gamblers were combined due to small sample sizes. *This item is part of the PGSI and was used to classify type of gambler. Given this, we would anticipate significant differences between gambler types; however, these differences are still meaningful and illustrate the level of differentiation in behaviour between problem gamblers and lower risk gamblers.

Data Source: Canadian Community Health Survey, 2007/08. Statistics Canada, Share File, Knowledge Management and Reporting Branch, Ontario Ministry of Health and Long-Term Care.

Prepared by: Toronto Public Health

Appendix D: Ontario Organizations Addressing Problem Gambling

Centre for Addiction and Mental Health

The Centre for Addiction and Mental Health (CAMH) is Canada's largest mental health and addiction teaching hospital, as well as one of the world's leading research centres in the area of addiction and mental health. CAMH combines clinical care, research, education, policy development and health promotion to help transform the lives of people affected by mental health and addiction issues. CAMH and the PGIO receive funding from a wide range of funders including: Canadian Institutes of Health Research, CAMH donors and the CAMH Foundation, U.S. National Institutes of Health, Health Canada, the Ontario Ministry of Health and Long-Term Care, Canada Foundation for Innovation, the Ontario Ministry of Economic Development and Innovation, and the Public Health Agency of Canada.

Problem Gambling Institute of Ontario (PGIO) at the Centre for Addiction and Mental Health brings treatment professionals and leading researchers together with experts in communicating and sharing knowledge. The PGIO serves as a hub resource by offering CAMH's diverse expertise in mental health and addiction. The focus is on collaboratively developing, modelling and sharing evidence-based solutions to gambling related problems, within Ontario and around the world. (See above for funding sources for CAMH's PGIO.)

Responsible Gambling Council

The Responsible Gambling Council (RGC) is an independent non-profit organization dedicated to problem gambling prevention. RGC creates and delivers awareness and information programs for specific age groups and communities, including adults, parents, youth and young adults, older adults, new Canadians and the aboriginal community. It also promotes the adoption of improved play safeguards through best practices research, standards development and the RG Check accreditation program. The Responsible Gambling Council receives funding for the delivery of its programs, projects and research across Canada. The Ontario government commits two per cent of annual slot revenue from charity casinos and racetracks to the Ministry of Health and Long-Term Care for the research, prevention and treatment of problem gambling. RGC's base funding for the Youth Performances, Know the Score and Newscan in Ontario, along with funding for Problem Gambling Prevention Week and social marketing campaigns, is provided by the Ontario Ministry of Health and Long-Term Care. Funding for the independent operations of the Responsible Gaming Resource Centres is provided by Ontario Lottery and Gaming Corporation. RGC undertakes programs, research and evaluations for other entities across all jurisdictions in Canada, funded on a project basis.

Ontario Problem Gambling Research Centre

Ontario Problem Gambling Research Centre (OPGRC) was created by the Ontario government in 2000, as part of its strategy to prevent and reduce harm from gambling. OPGRC operates at arm's length, with its own charter and Board of Directors. With a four million dollar annual budget funded through the Ministry of Health and Long-Term Care, OPGRC has a provincial mandate to build research capacity, fund research and disseminate findings.

Ontario Problem Gambling Helpline

The Ontario Problem Gambling Helpline opened in 1997 as a province-wide information and referral service designed to ensure that all communities in Ontario have free, confidential and anonymous access to information about and referral to problem-gambling treatment resources.

It is sponsored by and integrated within the Ontario Drug and Alcohol Registry of Treatment (DART) and utilizes DART'S telephone infrastructure, computer system, call centre workstations and staff. It operates from DART's offices in London, Ontario. DART is a not-for profit agency governed by a Board of Directors.

Ontario Lottery and Gaming (OLG)'s Responsible Gaming Resource Centres

Responsible Gaming Resource Centres have expanded from two locations to all 27 locations in OLG casino and slots venues across Ontario. The centres provide patrons with information about safer gambling practices, assistance and referrals for help, if necessary. The centres are operated and staffed by independent problem gambling prevention specialists from the Responsible Gambling Council, a non-profit organization specializing in prevention strategies. Information provided to the RGRC staff is confidential. OLG provides free space in the venue and funds operating costs.

YMCA Youth Gambling Program (YMCA)

The YMCA is a charitable organization offering personal growth through participation and service to the community. It has developed a program, the Youth Gambling Program (YGP), that is designed to implement prevention and educational strategies for problem gambling among youth in selected communities across Ontario.

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2013

Item 1, Report No. 4, of the Committee of the Whole (Working Session), which was adopted, as amended, by the Council of the City of Vaughan on January 29, 2013, as follows:

By receiving the following Communications:

- C5. Mr. Guido Masutti, dated January 23, 2013;***
- C8. Mr. Frank Greco, dated January 28, 2013; and***
- C11. Ms. Andrea Kuprejanov-Hatzis, dated January 28, 2013.***

**1 ONTARIO LOTTERY AND GAMING CORPORATION (OLG)- ENTERTAINMENT AND CASINO
COMPLEX ECONOMIC IMPACT REVIEW**

The Committee of the Whole (Working Session) recommends:

- 1) That the recommendation contained in the following report of the Executive Director, dated January 22, 2013, be approved;
- 2) That staff continue to collect information on this subject as may be required by Council to make a decision at a later date regarding whether the City of Vaughan should host an entertainment complex with a casino;
- 3) That the resulting staff report include the development of terms and conditions for such a proposal;
- 4) That the report be submitted to an evening meeting of Committee of the Whole in March, 2013;
- 5) That the following deputations and Communication be received:
 1. Ms. Rossana Burgos, Lady Nadia Drive, Maple;
 2. Mr. Guido Masutti, Riverview Avenue, Woodbridge;
 3. Mr. Paul Gonzalez, Broomlands Drive, Vaughan;
 4. Mr. Mario G. Racco, Checker Court, Thornhill;
 5. Mr. Roger Dickinson, Donhill Crescent, Kleinburg;
 6. Ms. Maureen Lynett, Glenlake Avenue, Toronto;
 7. Ms. Maxine Poverine, Ohr Menachem Way, Thornhill, and Communication C3, dated November 5, 2012, from Mr. Alexander Greer; and
 8. Mr. Kevin Hanit, Queensbridge Drive, Concord; and
- 6) That the following Communications be received:
 - C1 Presentation material, titled "An Integrated Entertainment and Casino Complex in Vaughan", dated January 22, 2013; and
 - C2 Presentation material, titled "OLG Responsible Gambling Strategy: Presentation to the City of Vaughan", dated January 22, 2013.

Recommendation

The Executive Director in consultation with the City Manager recommends:

1. THAT the Staff report and presentation be received; and,
2. THAT the presentation by OLG be received; and,
3. THAT Council provide direction to Staff as to next steps in the OLG process.

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2013

Item 1, CW(WS) Report No. 4 – Page 2

Contribution to Sustainability

Green Directions Vaughan embraces a *Sustainability First* principle and states that sustainability means we make decisions and take actions that ensure a healthy environment, vibrant communities and economic vitality for current and future generations.

The City's New Official Plan 2010 clearly articulates that one of the City's principles that support the long-term vision of the Vaughan Metropolitan Centre (VMC) is that the downtown will be a model of sustainable development. To that end, Vaughan Holding's Inc. has developed plans for a District Energy System to service the VMC. The integrated entertainment and casino complex project with hotel, performance venue, convention space, restaurant, retail and mixed use would be an ideally suited project to be a significant catalyst and customer of the newly developed District Energy system.

Economic Impact

A permanent facility could provide significant benefits to Vaughan including additional revenue, new jobs, capital investment and property taxes. The OLG has communicated to staff that an integrated entertainment and casino complex in Vaughan with an anticipated capital investment of \$1.0 - \$1.5B by a private sector gaming operator would:

- Generate an OLG hosting fee of \$20 to \$25 Million per year
- Produce approximately \$16.3 to \$24.5 Million in property taxes
- Create 8,000 – 10,000 direct permanent jobs
- Create 3,000 construction jobs

Communications Plan

Staff will continue working with the OLG to communicate to Council information regarding the OLG modernization process. If the City moves forward in the OLG Modernization process and identifies through a Council resolution that defines the terms and conditions under which Vaughan would consider being a host municipality, Staff will create a formal communications plan.

Purpose

As per Item 2, Report No. 42 of the Committee Of The Whole Working Session (October 23, 2012) this report provides Council with an update of the economic impacts of an OLG facility using analysis undertaken in the City of Toronto.

Background - Analysis and Options

As part of the Ontario Government's new direction to OLG in July of 2010, OLG was asked to complete a comprehensive strategic review of the lottery distribution network and land-based gaming facilities. The result of the review was an OLG report to government on March 12, 2012 titled, *Modernizing Lottery and Gaming in Ontario: Advice To Government*.

The report concluded that by 2017-18, OLG will be: A modern, sustainable organization, which will increase net profit to the Province by an additional \$1.3 billion annually – all while upholding responsible gambling standards.

The report identified where and how gaming will be offered in the province across all types of games and all channels through the creation of geographic areas called, "Gaming Zones".

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2013

Item 1, CW(WS) Report No. 4 – Page 3

Gaming Zones

OLG has identified 29 gaming zones where existing or new gaming facilities would be permitted following municipal and other approvals. OLG originally based the zones on a business model that is designed to maximize revenue and create value for the province. Factors such as proximity of a gaming location to other gaming facilities and residential areas were measured to determine the zones.

The zones for the location of OLG gaming facilities are being further refined by OLG. The geographic areas may be adjusted based on ongoing discussions with relevant stakeholders, information received, and through the OLG procurement process. A portion of Vaughan was originally identified as part of a gaming zone which also includes the current OLG site, Woodbine Racetrack and Slots.

OLG's Procurement Process for Modernization

On May 17, 2012, OLG announced a new competitive and transparent procurement process to seek input from potential vendors as it expands regulated private-sector gaming in Ontario. The multi-stage process includes:

- *Request for Information (RFI)* – (Now underway) allows the OLG to gather valuable information from potential regulated vendors and help determine the range of options available in the market and assess potential vendor interest, as well as risks. The RFI was issued on May 17, 2012 and closes on July 4, 2012. The RFI is published on MERX tendering system (www.merx.com). The RFI will be followed by and RFP in the fall of 2012.
- *Request for Pre-Qualification (RFPQ)* – (potential release summer 2012) gives vendors interested in the RFP an opportunity to submit information on their financial and technical capabilities. OLG will then select pre-qualified vendors.
- *Request for Proposal (RFP)* – (potential release fall 2012) gives the selected vendors the opportunity to bid on specific products and/or services within the gaming business, and identify sites. Once the bidding process is complete, OLG will select vendors to become the regulated private sector providers for gaming and lottery gaming sites.

OLG has confirmed that the RFPQ and RFP process to select a private operator for a GTA integrated casino and entertainment gaming facility will begin in April, 2013 and likely run until late 2013. OLG will focus the RFP process only with municipalities which are interested in hosting a facility.

Significant Entertainment and Tourist Potential for Vaughan

The City's Economic Development Strategy states that in order to support the City as a destination, there are opportunities for enhancement of the existing entertainment amenities that are currently found in the area. Overall, there are a number of creative and cultural industry strengths disbursed across the city, making it difficult for residents and tourists to package these amenities into coordinated "Vaughan experiences". By creating stronger virtual and physical connections, a hub and spoke concept, radiating out from a central location, the city can enhance the overall quality of its cultural and tourism industries.

Therefore, the private sector (through the OLG RFP process) could fund and build an entertainment district anchored by a gaming facility in an appropriate area in Vaughan, such as the Vaughan Metropolitan Centre, and bring benefits that support the City's economic development strategy, and be a catalyst for arts, culture and tourism development such as;

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2013**Item 1, CW(W.S) Report No. 4 – Page 4**

- Build a performing arts/concert styled venue(s).
- A convention facility with the ability to host international-sized conventions.
- Create annual revenue to the municipality from gaming proceeds.
- Anchor a Forbes Five Star rated accommodation(s).
- Generate large scale direct and indirect job creation.

The private sector infrastructure investment is expected to be realized in the next five years to achieve the desired goals of the OLG modernization process.

Research and Information Overview

Per Council direction, staff has researched and gathered further information from a number of sources as they relate to the economic impact of an integrated entertainment complex with a casino if located in the City of Toronto. These sources include;

- Meetings with OLG Representatives
- City of Toronto Staff Reports
- Independent Consultancy Reports
- Media Articles; and
- OLG Modernization Documents

The Economic Impact Of Locating An OLG Integrated Casino Complex In Toronto

The City of Toronto commissioned an economic impact analysis by Ernst and Young, titled "*Potential Commercial Casino in Toronto*" dated October 26, 2012 to "determine the potential financial and economic impacts of a casino operation in order to assist the City in its decision making process." (Source: Commercial Casino Study in Toronto Study, p. 5)

The full report in addition to the financial and economic impact gave an overview of gambling in Ontario and Toronto, identified potential locations for a casino complex in Toronto, the social impacts of a casino in Toronto and public consultation process.

From an economic impact analysis, the report identified that a casino located in an integrated entertainment complex could potentially generate \$35 to \$250MM in an one time land sale, generate annual property taxes of \$22 to \$30MM in addition to an annual OLG hosting fee in the range of \$17 to \$168MM.

Since the release of the Ernst and Young Report, Staff in Toronto used that report and further research and information from the OLG to complete the following economic impact summary:

Port Lands, Exhibition Place or Downtown	During Construction (3-4 year timeframe)	In Operation
Integrated Entertainment Complex with a Casino	\$1.9 - \$2.4B in construction expenditures 6,800 – 8,500 jobs	Increased economic activity of \$640MM/year Hosting fee \$50-\$100MM 5,800 – 7,300 jobs
Standalone Casino	\$0.8 - \$1.1B in construction expenditures 2,900 to 3,800 jobs	Increased economic activity of \$315MM/year Hosting fee \$50-\$100MM 2,700 – 3,600

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2013

Item 1, CW(WS) Report No. 4 – Page 5

The City of Toronto also identified that “with any new development, the City could generate additional property taxes. If a new casino is established in Toronto, annual tax revenue is estimated to range from \$10 million to \$27 million depending on the development and the location. A new casino could also realize land sale or lease revenue if it is situated on City-owned lands.

A number of critical variables including the site, scale of the development, commercial terms with the operator and the rules governing operations will affect the development opportunity, and the expected gaming revenues which would in turn impact the value of the hosting fee.

The City of Toronto and OLG are concentrating their discussions on an appropriate funding model for a new integrated entertainment complex facility at the downtown, Port Lands and Exhibition Place locations. According to the OLG the annual hosting fee for an integrated, destination gaming and entertainment facility located in the downtown/waterfront area of Toronto would be in the \$50 to \$100MM range.” (Source: City of Toronto: Casino Consultation Website)

It should also be noted that the direct hosting fee has no restrictions placed on it by the OLG, therefore, all hosting fee revenue can be used by the host municipality as they choose.

The Economic Impact of Locating an OLG Integrated Casino Complex In Vaughan

A permanent facility could provide significant benefits to Vaughan including additional direct revenue, create new jobs, capital investment and additional property taxes. Following multiple staff meetings with representatives of the OLG, an integrated entertainment complex with a casino could generate;

- An Annual OLG hosting fees of \$20 to \$25 Million
- Property Taxes that range from \$16.3 to 24.5 Million*
- Approximately 8,000-10,000 direct jobs
- Approximately 4,000 indirect jobs
- Approximately 3,000 construction jobs (three to four year period)
- Capital Investment of \$1.0 to \$1.5B
- Strengthen tourism market
- Be a catalyst for other development

Noting the above, the annual OLG hosting fee directly to the City of Vaughan could be \$20 to 25 Million if a permanent Integrated Entertainment and Casino complex was located within the City. These funds could be used by the City at its own discretion.

The OLG estimates that 60 percent of total jobs at the facility will be related to gaming, with 20 percent in management and supervisory roles (avg. compensation \$60 - \$100,000) and the remaining 80 percent in floor staff (avg. compensation \$40 - \$60,000).

In addition to a permanent facility, OLG has also made Staff aware that it has plans to have a phased approach while the permanent site is completed. OLG provided the following information about a “Phase 1” site if it was located in Vaughan:

- Annual OLG hosting fees of \$10-\$15MM (two to three year period)
- 2,000 Direct jobs
- Approximately 500 construction jobs (six to 12 months)
- Capital Investment of \$200MM
- Increased property taxes

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2013**Item 1, CW(WS) Report No. 4 – Page 6**

***Property Taxes** have been calculated using 2012 Tax Information and a projected capital investment of \$1.0 to \$1.5B. A discount of 15% was applied for MPAC purposes based on discussions with OLG.

Proportion of Taxes \$1.0B

City:	\$2.4MM
Region:	\$4.3MM
Education:	\$9.6MM
TOTAL:	\$16.3MM

Proportion of Taxes \$1.5B

City:	\$3.7MM
Region:	\$6.4MM
Education:	\$14.4MM
TOTAL:	\$24.5MM

Impact of an Integrated Entertainment and Casino Complex on Residential Development

The opportunity for Vaughan to be the site of an entertainment and casino district located in an appropriate area of the City such as the Vaughan Metropolitan Centre has potential to be a catalyst for development of the City's new downtown.

Staff requested OLG to provide input on the impact of a casino on residential development. OLG provided information on the following case studies which staff is further reviewing;

- *The Crown Melbourne* (Melbourne, Australia): Located approximately 0.2-0.5 km away from two residential high-rise developments: Eureka Tower (550 condos) and Melbourne Tower. The casino and entertainment complex preceded the development of these two residential towers.
- *Marina Bay Sands* (Singapore, Singapore): Located approximately 1 km from two condo developments: Sail @ Marina Bay (1,110 condos) and Marina Bay Residences (425 condos). Both towers were built within 1-2 years of the casino / entertainment complex opening.
- *Gran Casino De Barcelona* (Barcelona, Spain): Located approximately 0.3 km away from residential complexes. Mainly apartment buildings (10 floors in height) with small shops beneath.
- *Other European examples*: There are many major casinos in London, England and Paris, France that are located within 1 km of residential areas.
- Many other North American examples of casinos co-located with residential including; Vancouver, Calgary, Edmonton, Cleveland, and Pittsburgh.
- A reputable Toronto based developer has proposed a plan that includes integration of gaming, entertainment, office, and residential buildings.

The concept of an "Entertainment Complex" without a Casino that is comprising uses such as; a conference centre, hotel, performing arts centre, retail and office have been contemplated in two locations in the City through the City's New Official Plan 2010- Highway 427 & 7 and the Vaughan Metropolitan Centre. If either of these locations is deemed appropriate for an integrated casino and entertainment complex, the City will have full planning authority as with any construction project. Including the urban design requirements that will be paramount to the integration of the built form into the fabric of the City.

Provincial Public Consultation Process

The public consultation process can take many forms in Ontario. The Ontario Lottery and Gaming Corporation Act had required that municipalities hold a referendum in regard to being a site for a

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2013

Item 1, CW(WS) Report No. 4 – Page 7

casino. However, on June 1, 2012 the Province replaced this regulation (347/00) with regulation that provided greater flexibility for the municipality to undertake public consultation.

The new regulation (81/12) refers to seeking public input into the establishment of a gaming site but does not set out specific methods or quantity of public consultation that must be undertaken.

The following is an excerpt from Regulation 81/12 subsection 2(3) for a proposed gaming site to be established in a municipality:

- The Municipal Council or the council of the band, as the case may be, seeks public input in to the establishment of the proposed gaming site and gives the Corporation, in writing, a description of the steps it took to do and a summary of the public input it received, and
- The municipal council or the council of the band, as the case may be, passes a resolution supporting the establishment of the gaming site in the municipality or on the band's reserve and gives a copy of the resolution to the Corporation.

Vaughan's Consultation Process

As reported to Council at Committee of the Whole Working Session on October 23, 2012, Staff undertook a research initiative that engaged the Vaughan Community as it relates to the OLG's expansion of gaming in Ontario and the opportunity of siting a large-scaled entertainment and casino complex in the Greater Toronto Area.

To that end, the following objectives were set:

- Assess residents' general attitudes toward casinos;
- Determine citizens views as pros and cons of having a casino in the GTA and specifically in the City of Vaughan; and
- Understand attitudes toward trade-offs between potential economic benefits and social issues associated with a casino.

Given the nature of the subject matter, staff recognized that it was important to use more than one type of research method to better understand residents' views. Therefore, three different methods were adopted to meet the objectives: focus groups, on-line survey and an information session.

The residents' views on Vaughan being the site for the OLG's entertainment and casino complex, either positive or negative, confirmed that the City had a fiscal responsibility to investigate all aspects related to the economic impact of an entertainment and casino complex in the City.

Potential Social Impacts

During the consultation process in Vaughan, residents expressed a strong need about the City's obligation to assess the social impact of such a development in Vaughan – also, the consultation process identified that women and families with children are somewhat more concerned that a casino may compromise the safety of the community, and they are likely to seek more assurance from the City on this front.

A report was prepared by Toronto Public Health in consultation with the Centre for Addiction and Mental Health, Problem Gambling Institute of Ontario, titled; *The Health Impacts of Gambling Expansion in Toronto – Technical Report*, November 2012 (ATTACHMENT 2) in response to OLG's Modernizing Lottery and Gaming in Ontario: Strategic Business Review (March 2012).

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2013

Item 1, CW(W.S) Report No. 4 – Page 8

The report states that gambling has been identified as an issue by the public health community in Canada and internationally since the 1990's. Furthermore, the report identifies that "available evidence indicates that the prevalence of problem gambling increases with access to gambling, including proximity to casinos.

A casino located anywhere in the GTA will likely result in increased health risks from problem gambling, with a greater effect on closer communities compared to those further away. All potential sites in the GTA have vulnerable populations nearby. Therefore, any expansion in gambling access in the GTA over and above current levels will likely increase problem gambling rates and the associated health risks in Toronto and nearby communities."

Although the report was prepared for the City of Toronto, the Toronto Public Health Report proposes through a position statement on gambling and health a set of recommendations in the broader context of gambling expansion in Ontario. The position statement recommends that to address the negative impacts on health, all gambling should be regulated and operated so as to minimize health impacts by:

1. Limiting hours of casino operation: no 24-hour access to venues, closed at least six hours per day;
2. Restricting the number of electronic gaming machines (EGMs) and slowing down machine speed of play and features that promote false beliefs of the odds of winning;
3. Eliminating casino loyalty programs;
4. Prohibiting ATMs on the gambling floor;
5. Prohibiting casino credit and holding accounts;
6. Reducing maximum bet size;
7. Mandating a daily loss maximum;
8. Implementing strong casino self-exclusion programs, including a mandatory player card system;
9. Issuing monthly individual patron statements which include full membership medians and averages to compare against personal record of loss, frequency and duration of play.
10. Designating areas for alcohol purchase and not providing alcohol service on casino floors to reduce impaired judgment.

The Toronto Public Health report concludes that "While there are many interventions available for problem gambling, much remains unknown about how to treat problem gambling. Only a minority of problem gamblers (one to two percent per year) seeks or receives treatment.

Furthermore, there is limited evidence on the effectiveness of interventions to prevent problem gambling. There is currently a need for better evidence on how to effectively mitigate the negative health and social impacts of problem gambling and a need for ongoing and rigorous monitoring and evaluation of the health, social and economic impacts of casinos."

Safety For Vaughan Residents

In preparing this report, staff met with York Regional Police to understand the implications on York Regional Police if a casino was to locate in Vaughan, possibly in the Vaughan Metropolitan Centre (VMC). At the meeting York Regional Police indicated that they don't anticipate an increase in crime as a result of a casino other than what would be expected to result for many new large developments and/or influx of people.

Therefore, if a casino is to open in York Region, attracting more visitors and tourists to the area may result in increased workload pressures.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2013

Item 1, CW(WS) Report No. 4 – Page 9

OLG Decision Process

The OLG is seeking from Vaughan Council a declaration of its interest in being a host municipality for an integrated entertainment and casino complex to continue in the OLG RFPQ and RFP process. The OLG process requires that Vaughan Council formally pass a resolution to that effect. The resolution could additionally contain specific terms and conditions that Vaughan would see as necessary to being a host municipality.

The OLG will choose a preferred operator in late 2013. If the preferred gaming operator has a site in Vaughan, then the City will begin the planning application process with OLG and the gaming operator.

Regional Implications

The OLG anticipates an investment of \$1.0 to \$1.5B in capital investment by the preferred gaming operator if the casino located in Vaughan. This would generate approximately \$4.3 to \$6.4 Million dollars in property tax for the Region. In addition, Staff have highlighted in the report that York Regional Police have noted that attracting more visitors and tourists to the area may result in increased workload.

Conclusion

As the City continues to position itself as the gateway of economic activity to the Greater Toronto Area this opportunity may accelerate its city building process and strengthen its arts, culture and economic base. This advantageous competitive position will significantly contribute to Vaughan being the key economic development driver of the GTA over the next twenty years, and suggest that Vaughan will increasingly be the gateway for goods, business, people and investment travelling to and from the GTA.

OLG has confirmed that an entertainment/gaming complex will be built in the GTA. If built outside Toronto the entertainment complex will be based on a capital investment in the range of \$1 to \$1.5 billion when complete. A facility of that scope and scale is expected to generate \$20 to \$25 million dollars annually in direct revenue to the host municipality and \$16.3 to \$24.5 Million in property tax. In addition, the City could anticipate an additional 8,000 to 10,000 new jobs and more than 3,000 construction jobs during the three to four years of construction.

Given that OLG has made the decision to locate an entertainment/gaming complex in the GTA the primary issue for Council is to weigh the relative financial, economic and other benefits of having the facility located within the City of Vaughan versus a neighbouring municipality.

Attachments

Attachment 1 – OLG Presentation

Attachment 2 – Toronto Public Health Report

Report prepared by:

Tim Simmonds, Executive Director, Office of the City Manager

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018

Item 23, Report No. 18, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 23, 2018, as follows:

By approving the following:

- 1) ***That the recommendation contained in the following resolution be approved:***

Whereas, an application to develop a portion of the Board of Trade Golf Course lands has been withdrawn but is expected to be re-submitted at some future as yet unspecified date; and

Whereas, local residents are concerned that trees other than those identified as hazardous to the public may be removed from the site while the application is in abeyance and prior to the completion of the current consultation with golf course and nursery operators as to whether trees on such sites should be covered by the Private Property Tree Protection By-law;

It is therefore recommended:

1. ***That appropriate staff be directed to request the owners of the Board of Trade Golf Course to formally agree in writing to abide by the provisions of the Private Property Tree Protection By-law as a gesture of good faith toward neighbouring residents, and to do so until such time as the consultations referenced above is concluded and Council takes what action it deems appropriate in light of said consultations; and***
2. ***That failing agreement with the above, that appropriate staff be directed to bring forward no later than the Committee of the Whole meeting of June 5, 2018, a site-specific by-law that subjects the said lands to the provisions of the Private Property Tree Protection By-law, until such time as the consultations referenced above is concluded and Council takes what action it deems appropriate in light of said consultations.***

~~*2) That recommendation 1. contained in the resolution provided by Councillor Carella dated May 8, 2018, be replaced with the following amended recommendation:~~

- ~~1. That staff be directed to undertake such studies, which may include, subject to an appropriate funding source being identified and consistency with the Official Plan, a cultural heritage landscape evaluation, an environmental impact study, an economic analysis, a comprehensive land use analysis, health impact analysis, and a~~

.../2

* Amended at the Council meeting of June 19, 2018 under Minute No. 92.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018

Item 23, CW Report No. 18 – Page 2

~~*community impact assessment, and retain such consultants as are necessary to address the above City-wide land use planning concerns and prepare any recommended amendments to the City's land use planning policies in respect of infill developments; and~~

3) *That the following communications be received:*

C3 *Mr. David Donnelly, Donnelly Law, Carlaw Avenue, Toronto, dated May 8, 2018;*

C11 *Mr. David Donnelly, Donnelly Law, Carlaw Avenue, Toronto, dated May 11, 2018;*

C15 *Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, dated May 22, 2018;*

C16 *Dr. Laura Vecchiarelli-Federico, Keep Vaughan Green, dated May 22, 2018; and*

C19 *Keep Vaughan Green Board of Director, dated May 23, 2018.*

23 COMMUNITY IMPACT REVIEW OF BOARD OF TRADE GOLF COURSE DEVELOPMENT PROPOSAL

The Committee of the Whole recommends:

- 1) That recommendations 1 and 3 contained in the following resolution provided by Councillor Carella dated May 8, 2018, be approved:

Whereas, applications to develop large parcels of infill lands across the City of Vaughan may have adverse effects on the public interest, a review of City planning policies in light of the potential for such large-scale projects is in order; and

Whereas, policies in the Vaughan Official Plan 2010 (VOP 2010) regarding large-scale infill in existing community areas do not contemplate large scale infill projects, a review of policies to determine whether amendments should be made to address such proposals in future, in order to have the appropriate policy context in place to properly consider such applications; and

Whereas, applications that constitute large-scale infill within any well-established and stable residential community may be defined, as is typical in Vaughan, by valley-tableland settings and open spaces, which may be appropriate for designation as a cultural heritage landscape with resulting amendments to the VOP 2010; and

.../3

* Amended at the Council meeting of June 19, 2018 under Minute No. 92.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018

Item 23, CW Report No. 18 – Page 3

Whereas, greater consideration of the impact of large-scale infill developments on natural heritage systems and features is required to determine whether the current VOP 2010 policies should be amended to address the implications of large-scale infill development adjacent to natural heritage systems; and

Whereas, it is a matter of provincial interest that land use planning policies and decisions advance the orderly development of safe and healthy communities in every part of Vaughan, and therefore potential impacts of any large-scale infill development on existing community health, well-being and safety should be considered; and

Whereas, deputants heard on this matter today have identified other significant issues, such as, first nations imprints, conservation stewardship, mental health impacts, that deserve consideration for further studies; and

Whereas, a review of large infill projects as constituted herein merits the broadest possible title, such that what is described above, shall be designated the community impact review.

***It is therefore recommended:**

- ~~1. That staff be directed to undertake such studies and retain such consultants as are necessary to address the above City-wide land use planning concerns and prepare any recommended amendments to the City's land use planning policies in respect of infill developments; and~~
- ~~3. That the necessary funding source be identified.~~
- ~~*2) That should an application for these lands be submitted before the studies are completed, staff immediately report to Council;~~
- 3) That the confidential recommendation of the Committee of the Whole (Closed Session) meeting of May 8, 2018, be approved;
- 4) That the member's resolution submitted by Councillor Carella, dated May 8, 2018, be received;
- 5) That the following Deputations and Communications be received:
 1. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
 2. Ms. Josie Fedele, West Woodbridge Homeowners Association Inc., Albany Drive, Woodbridge;

.../4

* Amended at the Council meeting of June 19, 2018 under Minute No. 92.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018

Item 23, CW Report No. 18 – Page 4

3. Mr. Tony Lorini, Greater Woodbridge Ratepayers Association, Ayton Crescent, Woodbridge;
 4. Dr. Laura Federico, Keep Vaughan Green, Waymar Heights Boulevard, Woodbridge;
 5. Ms. Daniela Costantini, Keep Vaughan Green, Kilmuir Gate, Woodbridge;
 6. Mr. Andre Willi, Keep Vaughan Green, Ampezzo Avenue, Vaughan;
 7. Ms. Paola Crocetti, Keep Vaughan Green, Kilmuir Gate, Woodbridge;
 8. Mr. Jamie Maynard, Woodbridge Village Ratepayers Association, William Street, Woodbridge;
 9. Mr. Hatem Abouelnile, Keep Vaughan Green, Kilmuir Gate, Vaughan;
 10. Ms. Pina Sacco, Village of Woodbridge Ratepayers Association, Amos Maynard Circle, Woodbridge;
 11. Mr. Furio Liberatore, Princess Isabella Court, Maple;
 12. Mr. Nick Pinto, West Woodbridge Homeowners Association Inc., Mapes Avenue, Woodbridge; C12, deputation material, and C13 Petition, both submitted at the meeting;
 13. Mr. David Donnelly, Donnelly Law LLP, Keep Vaughan Green, Carlaw Avenue, Toronto, and Communication C9, dated May 8, 2018;
 14. Mr. Bob Moroz, Keep Vaughan Green, Kilmuir Gate, Vaughan;
 15. Mr. Adriano Volpentesta, America Avenue, Maple;
 16. Mr. Mario Dinardo, Appian Way, Woodbridge; and
 17. Ms. Michaela Barbieri, Campania Court, Vaughan; and
- 6) That the following Communications be received:
- C1. Presidents of Keep Vaughan Green, Village of Woodbridge Ratepayers Association and West Woodbridge Homeowners Association, dated April 18, 2018;
 - C2. Memorandum from the Deputy City Manager, Planning

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018

Item 23, CW Report No. 18 – Page 5

and Growth Management, Director of Development Planning and City Solicitor, dated April 27, 2018;

C3. Steven Del Duca, MPP Vaughan, Rutherford Road, Woodbridge, dated May 1, 2018;

C6. Confidential Memorandum from the City Solicitor, dated May 7, 2018; and

C10. Memorandum from the Director of Development Planning, dated May 8, 2018.

Member's Resolution

Submitted by Councillor Tony Carella

Whereas, Clubhouse Properties Inc. has submitted to the City of Vaughan a proposal to amend the Vaughan Official Plan 2010 with respect to the property known municipally as 20 Lloyd Street (the Board of Trade Golf Course), to re-designate portions of the lands from "Private Open Space" to "Low Rise Residential", "Infrastructure and Utilities", "Parks", and "Natural Areas", to permit a (1) low-rise residential development (of approximately 660 units on 100 acres, or an average of 6.6 units per acre); (2) continued operation of a golf course and associated uses, and (3) public parks; and

Whereas, the proposal is located in an area where the surrounding lands have featured low-rise residential units for upwards of thirty-five years and more; and

Whereas, there has been significant community concern expressed identifying potential impacts of a development of this size and scope on the existing stable residential fabric of the community;

Whereas, the development review process provides for community input and response; and

Whereas, the application is in the early stage of review;

It is therefore recommended:

1. That staff provide a preliminary report on the status of the application and the reports submitted in support of the application;
2. That the preliminary report identify the community concerns and whether they have been considered in the reports submitted in support of the application;
3. That staff identify any community concerns that have not been addressed and that these concerns be referred to the applicant for comment and response;

.../6

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018

Item 23, CW Report No. 18 – Page 6

4. That peer reviews coordinated by the City be undertaken in accordance with Section 10.1.3.5 of Vaughan Official Plan 2010, where necessary, to assist in the analysis of the studies submitted in support of the application, at the expense of the applicant;
5. That based on the outcome of the staff and agency and peer review process along with input from the public, the City initiate a Community Impact Review prepared by a party or parties qualified to do so, in accordance with a scope of work to the satisfaction of the Deputy City Manager Planning and Growth Management; and that Council allocate the necessary budget based on the approved scope of work;
6. That the Review focus on issues related to soft services such as community facilities, potential impacts on quality of life and the means of achieving a compatible integration of the new and old development;
7. That the Review will not specifically address hard services (water, sewers and stormwater management) and traffic and transportation as they will be considered in other required reports. However, such matters may be considered as inputs where they play a role affecting community amenity and quality of life;
8. That the party or parties charged with conducting the Review will solicit, receive, and consider any and all information, comments, and concerns as provided in writing by anyone having an interest in this matter, such communications to be conveyed to those conducting the study (1) by surface mail or courier to the attention of the City of Vaughan Development Planning Department, 2141 Major Mackenzie Drive, Vaughan ON L6T 1A1 or (2) by electronic mail to developmentplanning@vaughan.ca and in either case marked "Re: Board of Trade Development "Community Impact Review" no later than a date as may be specified by the Development Planning Department; and
9. That the results of the Review be incorporated into the Development Planning Department's technical report on this and any other applications

MEMBER'S RESOLUTION

Meeting/Date: COMMITTEE OF THE WHOLE – MAY 8, 2018

Title: COMMUNITY IMPACT REVIEW OF BOARD OF TRADE GOLF COURSE DEVELOPMENT PROPOSAL

Submitted by: Councillor Tony Carella

Whereas, Clubhouse Properties Inc. has submitted to the City of Vaughan a proposal to amend the Vaughan Official Plan 2010 with respect to the property known municipally as 20 Lloyd Street (the Board of Trade Golf Course), to re-designate portions of the lands from "Private Open Space" to "Low Rise Residential", "Infrastructure and Utilities", "Parks", and "Natural Areas", to permit a (1) low-rise residential development (of approximately 660 units on 100 acres, or an average of 6.6 units per acre); (2) continued operation of a golf course and associated uses, and (3) public parks; and

Whereas, the proposal is located in an area where the surrounding lands have featured low-rise residential units for upwards of thirty-five years and more; and

Whereas, there has been significant community concern expressed identifying potential impacts of a development of this size and scope on the existing stable residential fabric of the community;

Whereas, the development review process provides for community input and response; and

Whereas, the application is in the early stage of review;

It is therefore recommended:

1. That staff provide a preliminary report on the status of the application and the reports submitted in support of the application;
2. That the preliminary report identify the community concerns and whether they have been considered in the reports submitted in support of the application;
3. That staff identify any community concerns that have not been addressed and that these concerns be referred to the applicant for comment and response;

4. That peer reviews coordinated by the City be undertaken in accordance with Section 10.1.3.5 of Vaughan Official Plan 2010, where necessary, to assist in the analysis of the studies submitted in support of the application, at the expense of the applicant;
5. That based on the outcome of the staff and agency and peer review process along with input from the public, the City initiate a Community Impact Review prepared by a party or parties qualified to do so, in accordance with a scope of work to the satisfaction of the Deputy City Manager Planning and Growth Management; and that Council allocate the necessary budget based on the approved scope of work;
6. That the Review focus on issues related to soft services such as community facilities, potential impacts on quality of life and the means of achieving a compatible integration of the new and old development;
7. That the Review will not specifically address hard services (water, sewers and stormwater management) and traffic and transportation as they will be considered in other required reports. However, such matters may be considered as inputs where they play a role affecting community amenity and quality of life;
8. That the party or parties charged with conducting the Review will solicit, receive, and consider any and all information, comments, and concerns as provided in writing by anyone having an interest in this matter, such communications to be conveyed to those conducting the study (1) by surface mail or courier to the attention of the City of Vaughan Development Planning Department, 2141 Major Mackenzie Drive, Vaughan ON L6T 1A1 or (2) by electronic mail to developmentplanning@vaughan.ca and in either case marked "Re: Board of Trade Development "Community Impact Review" no later than a date as may be specified by the Development Planning Department; and
9. That the results of the Review be incorporated into the Development Planning Department's technical report on this and any other applications made with respect to proposed development of the subject lands.

Respectfully submitted,

Tony Carella, FRSA
Councillor, Ward 2/Woodbridge West

**CITY OF VAUGHAN
COUNCIL MINUTES
JUNE 19, 2018**

Table of Contents

<u>Minute No.</u>	<u>Page No.</u>
85. CONFIRMATION OF AGENDA	1
86. DISCLOSURE OF INTEREST	2
87. CEREMONIAL PRESENTATIONS	2
88. ADOPTION OR CORRECTION OF MINUTES	2
89. COMMUNICATIONS	2
90. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION	2
91. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION	4
92. RECONSIDERATION ADOPTION OR CORRECTION OF MINUTES	11
93. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION	13
94. PROCLAMATION AND FLAG RAISING REQUEST ISLAMIC HERITAGE MONTH (Addendum No. 1)	15
95. RESOLUTION TO RESOLVE INTO CLOSED SESSION	17
96. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION	18
97. BY-LAWS	20
98. CONFIRMING BY-LAW	28
99. ADJOURNMENT	29

CITY OF VAUGHAN

COUNCIL MEETING

TUESDAY, JUNE 19, 2018

MINUTES

1:00 P.M.

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 1:14 p.m.

The following members were present:

Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Mario Ferri
Regional Councillor Gino Rosati
Regional Councillor Sunder Singh
Councillor Tony Carella
Councillor Rosanna DeFrancesca
Councillor Marilyn Iafrate
Councillor Alan Shefman
Councillor Sandra Yeung Racco

85. CONFIRMATION OF AGENDA

MOVED by Councillor Yeung Racco
seconded by Regional Councillor Ferri

THAT the agenda be confirmed.

AMENDMENT

MOVED by Regional Councillor Rosati
Seconded by Regional Councillor Singh

That the following addendums be added to the agenda:

1. **PROCLAMATION AND FLAG RAISING REQUEST ISLAMIC HERITAGE MONTH**

Report of the City Clerk with respect to the above.

CARRIED UNANIMOUSLY

COUNCIL MEETING MINUTES – JUNE 19, 2018

Upon the question of the main motion:

CARRIED AS AMENDED

86. DISCLOSURE OF INTEREST

Councillor Carella declared an interest with respect to Item 1, Special Committee of the Whole Report No. 25, INTEGRITY COMMISSIONER CODE OF CONDUCT COMPLAINT INVESTIGATION REPORT #052818(F) IN RESPECT OF COUNCILLOR TONY CARELLA, he is the subject of the investigation.

87. CEREMONIAL PRESENTATIONS

The City of Vaughan was awarded the ClimateWise Business Network Award.

88. ADOPTION OR CORRECTION OF MINUTES

MOVED by Regional Councillor Singh
seconded by Councillor Ferri

THAT the minutes of the meeting of May 23, 2018 and Special Council meeting of June 8, 2018 be adopted as presented.

CARRIED

Refer to Minute No. 92 for further disposition regarding this matter.

89. COMMUNICATIONS

MOVED by Regional Councillor Ferri
seconded by Councillor DeFrancesca

THAT Communications C1 to C14 inclusive be received and referred to their respective items on the agenda.

CARRIED

90. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

The following items were identified for separate discussion:

COUNCIL MEETING MINUTES – JUNE 19, 2018

Committee of the Whole Report No. 21

Items 24, 31, 33, 35, 40, 42 and 48

Committee of the Whole (Public Hearing) Report No. 22

Item 4

Committee of the Whole (Closed Session) Report No. 24

Items 6 and 7

Special Committee of the Whole Report No. 25

Item 1

Addendum Items

Item 1

MOVED by Councillor Yeung Racco
seconded by Councillor Iafrate

THAT Items 1 to 54 of the Committee of the Whole Report No. 21, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 5 of the Committee of the Whole (Public Hearing) Report No. 22, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 23 of the Finance, Administration and Audit Committee Report No. 6, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 3 of the Committee of the Whole (Working Session) Report No. 24, BE APPROVED and the recommendations therein be adopted; and

THAT Items 1 to 8 of the Committee of the Whole (Closed Session) Report No. 25, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted.

CARRIED

COUNCIL MEETING MINUTES – JUNE 19, 2018

91. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 21

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 35 OFFICIAL PLAN AMENDMENT FILE OP.17.010 ZONING BY-LAW AMENDMENT FILE Z.17.026 DRAFT PLAN OF SUBDIVISION FILE 19T-17V009 TESTON SANDS INC. VICINITY OF DUFFERIN STREET AND TESTON ROAD

MOVED by Councillor Iafrate
seconded by Councillor DeFrancesca

THAT Item 35, Committee of the Whole Report No. 21 be adopted and amended, as follows:

By approving the following in accordance with communication C9, from the City Solicitor and the Deputy City Manager, Planning and Growth Management, dated June 18, 2018:

That the following recommendations replace the recommendations contained in Committee of the Whole, Report No. 21, Item 35, report of the Deputy City Manager, Planning and Growth Management, dated June 5, 2018:

1. THAT Official Plan Amendment File OP.17.010 (Teston Sands Inc.) BE APPROVED; to amend Site-Specific Policy 13.20 (Attachment #6) of the Vaughan Official Plan 2010 (VOP 2010), Volume 2 to redesignate the Subject Lands from "Natural Areas" to "Low-Rise Residential" subject to the "Low-Rise Residential" policies of VOP 2010.
2. THAT the implementing Official Plan Amendment include the following policy to the satisfaction of York Region:
"The southern portion of the Subject Lands may be affected by the recommendations of the Teston Road Individual Environmental Assessment ("IEA") and that a portion may be subject to the Holding Symbol "(H)" provisions under the Planning Act, implemented through subsequent development applications. If it is determined that the lands are not required for the Teston Road extension, the underlying land use designations identified in this Plan shall prevail, without the need for further amendment to this Plan. Subsequent

COUNCIL MEETING MINUTES – JUNE 19, 2018

development applications will need to be consistent with the findings of the approved Teston Road IEA."

3. THAT Zoning By-law Amendment File Z.17.026 (Teston Sands Inc.) BE APPROVED; to amend Zoning By-law 1-88, to rezone the Subject Lands from "A Agricultural Zone" and "OS5 Open Space Environmental Protection Zone" to "RD1 Residential Detached Zone One", "RD3 Residential Detached Zone Three", "RD3 (H) Residential Detached Zone Three" with the Holding Symbol "(H)", OS1 (H) "Open Space Conservation Zone" with the Holding Symbol "(H)", and "OS5 Open Space Environmental Protection Zone in the manner shown on Attachment #4."
4. THAT the Holding Symbol "(H)" shall not be removed from the lands zoned "RD3(H) Detached Residential Zone Three" with the Holding Symbol "(H)" and "OS1(H) Open Space Conservation Zone" with the Holding Symbol "(H)" as shown on Attachment #4, until the following matters have been addressed to the satisfaction of the City, York Region and the Toronto and Region Conservation Authority:
 - i) For Lots 1 to 5 and Block 92 (Stormwater Management Pond) until York Region has completed the design and is satisfied the vertical and horizontal design is approved or until the Region has sufficient certainty regarding the potential alignment(s) of the Teston Road extension, or in the likelihood of its ultimate approval and construction; and,
 - ii) For Lots 46 to 53, Lots 1 to 7 and Blocks 91 and 92 until such time as the design of Teston Road has been completed and approved by York Region and until an alternative stormwater management solution which does not require these lands is approved by the City, York Region and the Toronto and Region Conservation Authority.
5. THAT the Owner be permitted to apply for a Zoning By-law Amendment application(s) or a Minor Variance Application(s) to the City and/or the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes

COUNCIL MEETING MINUTES – JUNE 19, 2018

into effect, to permit minor adjustments to the implementing Zoning By-law.

6. THAT Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) as shown on Attachment #4 BE APPROVED; to facilitate a residential plan of subdivision consisting of 87 lots that would be developed with detached dwellings, subject to the Conditions of Draft Plan Approval set out in Attachment #1.
7. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) shall contain the following clause:
 - i) "The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 dwelling units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment."
8. THAT Vaughan Council adopt the following resolution for allocation of water and sewage servicing capacity:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 87 residential units (311 persons equivalent).

CARRIED

ITEM - 42 ZONING BY-LAW AMENDMENT FILE Z.16.038 SITE DEVELOPMENT FILE DA.16.046 DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT) FILE 19CDM-16V006 PINE VALLEY ENCLAVE II LTD. VICINITY OF PINE VALLEY DRIVE AND LANGSTAFF ROAD

COUNCIL MEETING MINUTES – JUNE 19, 2018

MOVED by Councillor Iafrate
seconded by Councillor Yeung Racco

THAT Item 42, Committee of the Whole Report No. 21 be adopted without amendment.

CARRIED

ITEM - 24 DELEGATION OF AUTHORITY

MOVED by Councillor Yeung Racco
seconded by Councillor DeFrancesca

THAT Item 24, Committee of the Whole Report No. 21 be adopted and amended, as follows:

By approving the following in accordance with communication C6, from the Deputy City Manager, Planning and Growth Management, dated June 19, 2018:

1. That Attachment 1, being Schedule "A" to this Communication, be added as additional delegated authority for the Policy Planning and Environmental Sustainability Department to Schedule "A" of Item 5.24 "DELEGATION OF AUTHORITY" of the Committee of the Whole June 5, 2018; and
2. That Council authorize the delegation of authority to those members of staff designated in Attachment 1 of this Communication subject to the conditions set out therein, pursuant to Section 23.1 of the Municipal Act, 2001 and such other applicable legislation, and that said authority be implemented through the enactment of a by-law; and

CARRIED

Refer to Minute No. 96 for disposition regarding this matter.

ITEM - 24 RECONSIDERATION DELEGATION OF AUTHORITY

MOVED by Councillor Yeung Racco
seconded by Councillor DeFrancesca

THAT Item 24, Committee of the Whole Report No. 21 be reconsidered and considered in Council (Closed Session) for the purpose of receiving a

COUNCIL MEETING MINUTES – JUNE 19, 2018

confidential verbal communication related to this report in relation to labour relations.

CARRIED UPON A 2/3 VOTE

Refer to Minute No. 93 for disposition regarding this matter.

ITEM - 31 TRAFFIC SAFETY AROUND SCHOOLS AND ACTIVE SCHOOL TRAVEL

MOVED by Regional Councillor Ferri
seconded by Regional Councillor Singh

THAT Item 31, Committee of the Whole Report No. 21 be adopted and amended, as follows:

By approving the recommendation contained in communication C8, revised resolution submitted Regional Councillor Ferri, dated June 19, 2018, as follows, subject to replacing the phrase "Working Group" with "Task Force" in recommendation 1.:

Whereas, student safety and traffic congestion around school sites are recurring concerns raised by the community; and

Whereas, encouraging children to walk, cycle or use other active modes of transportation to school will increase their physical activity; and

Whereas, the City employs school crossing guards to increase the safe crossing of students as they travel to and from school; and

Whereas, York Region Public Health Services and the School Boards have been a leading advocate in implementing School Travel Planning within the Region; and

Whereas, City staff and By-law Officers have been actively engaged with the York Regional Police to address traffic safety issues that involve education, engineering and enforcement; and

Whereas, York Region successfully completed a traffic study for Father John Kelly Catholic Elementary School outlining the importance of various partners working together to improve road safety (copy attached); and

Whereas, the City is currently undertaking a Traffic Strategy study, which includes development of a Traffic Data Management Program, a Road Safety Program and a Traffic Management and Control Program, aligned with the Term of Council Priorities; and

COUNCIL MEETING MINUTES – JUNE 19, 2018

Whereas, the recommendations of the Traffic Strategy are presently scheduled to be presented to Council in Q2 2019; and

Whereas, the City can take a leadership role in pulling together the various agencies involved in facilitating road safety education, promoting active travel to school, addressing road safety through engineering measures, strengthening sense of community, promoting healthy life styles and furthering collaboration and efficiencies in service delivery; and

Whereas, improving safety around school zones and promoting active school travel align with the following Term of Council Priorities:

- (1) Continue to ensure the safety and well-being of citizens; and
- (2) Continue to develop transit, cycling and pedestrian options to get around the City.

It therefore recommended:

1. That the Traffic Strategy recommendations include the establishment of a formal, staff level Working Group focused on Traffic Safety Around Schools and Active Travel to School, led by the City of Vaughan, and include representation from York Region Transportation Services, York Region Public Health, York Regional Police, York Region District School Board, York Catholic District School Board and Smart Commute North Toronto Vaughan; and
2. That City staff be directed to work with stakeholders to develop a brochure outlining the roles and responsibilities of the various governments, agencies and boards responsible for traffic safety around school zones and promoting active travel to school; and
3. That a copy of this resolution be sent to the Regional Municipality of York, York Regional Police, York Region District School Board, York Catholic District School Board and Smart Commute North Toronto Vaughan;

By receiving the member's resolution of Regional Councillor Ferri, dated June 5, 2018.

AMENDMENT

MOVED by Councillor Shefman
seconded by Councillor Yeung Racco

THAT Item 31, Committee of the Whole Report No. 21 be further amended, as follows:

By approving that a forum be held to discuss and initiate the issues

COUNCIL MEETING MINUTES – JUNE 19, 2018

identified in the resolution.

NOT VOTED UPON

Upon the question of the main motion, as amended:

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

NAYS

Councillor Shefman
Councillor Yeung Racco
Regional Councillor Singh
Regional Councillor Ferri
Mayor Bevilacqua
Regional Councillor Rosati
Councillor Carella
Councillor Iafrate

ITEM - 33 NEW COMMUNITY AREA - BLOCK 27 SECONDARY PLAN
STUDY FILE 26.4.1

MOVED by Councillor Iafrate
seconded by Regional Councillor Singh

THAT Item 33, Committee of the Whole Report No. 21 be adopted and amended, as follows:

By approving the following in accordance with communication C10, from the Deputy City Manager, Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability, dated June 18, 2018:

1. That the proposed draft Block 27 Secondary Plan be revised in a manner identified under the Background and Analysis section of the Memorandum dated, June 18, 2018; and

By receiving the following communications:

- C1 Mr. Adam Grossi, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated June 5, 2018;
- C2 Mr. Michael Melling, Davies Howe, Adelaide Street West, Toronto, dated June 5, 2018; and
- C12 Nr. Tony Nicoletti, dated June 19, 2018.

CARRIED

COUNCIL MEETING MINUTES – JUNE 19, 2018

ITEM - 40 ZONING BY-LAW AMENDMENT FILE Z.17.022 DRAFT PLAN OF SUBDIVISION FILE 19T-17V007 NASHVILLE (BARONS) DEVELOPMENTS INC. & NASHVILLE (10 ACRES) DEVELOPMENT INC. WARD 1 - VICINITY OF HUNTINGTON ROAD AND NASHVILLE ROAD

MOVED by Regional Councillor Rosati
seconded by Regional Councillor Ferri

THAT Item 40, Committee of the Whole Report No. 21 be adopted and amended, as follows:

By approving the following in accordance with communication C5, from the Deputy City Manager, Planning and Growth Management, dated June 13, 2018:

1. That Attachment #1b in the report dated June 5, 2018 for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.17.022 and 19T-17V007 (Nashville (Barons) Developments Inc. & Nashville (10 Acres) Developments Inc.) be deleted and replaced with Attachment #1b) York Region Conditions of Approval, dated February 21, 2018, attached hereto.

CARRIED

92. RECONSIDERATION ADOPTION OR CORRECTION OF MINUTES

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Singh

THAT the minutes of the meeting of May 23, 2018 and Special Council meeting of June 8, 2018 be reconsidered.

CARRIED UPON A 2/3 RECORDED VOTE

YEAS

Councillor Shefman
Councillor Yeung Racco
Regional Councillor Singh
Regional Councillor Ferri
Mayor Bevilacqua
Regional Councillor Rosati
Councillor DeFrancesca

NAYS

Councillor Carella
Councillor Iafrate

COUNCIL MEETING MINUTES – JUNE 19, 2018

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Singh

THAT the minutes of the meeting of May 23, 2018 and Special Council meeting of June 8, 2018 be adopted and amended, as follows:

1. That the following recommendations approved by Council at its meeting May 23, 2018, Committee of the Whole Report 18, "Community Impact Review of Board of Trade Golf Course Development Proposal", be deleted:
 - 1) "2) That recommendation 1. contained in the resolution provided by Councillor Carella dated May 8, 2018, be replaced with the following amended recommendation:
 1. That staff be directed to undertake such studies, which may include, subject to an appropriate funding source being identified and consistency with the Official Plan, a cultural heritage landscape evaluation, an environmental impact study, an economic analysis, a comprehensive land use analysis, health impact analysis, and a community impact assessment, and retain such consultants as are necessary to address the above City-wide land use planning concerns and prepare any recommended amendments to the City's land use planning policies in respect of infill developments;" and
 - 2) "1. That staff be directed to undertake such studies and retain such consultants as are necessary to address the above City-wide land use planning concerns and prepare any recommended amendments to the City's land use planning policies in respect of infill developments; and
 3. That the necessary funding source be identified."
- 3) "2) That should an application for these lands be submitted before the studies are completed, staff immediately report to Council;"

COUNCIL MEETING MINUTES – JUNE 19, 2018

CARRIED UPON A RECORDED VOTE

YEAS

Councillor Shefman
Councillor Yeung Racco
Regional Councillor Singh
Regional Councillor Ferri
Mayor Bevilacqua
Regional Councillor Rosati
Councillor DeFrancesca

NAYS

Councillor Carella
Councillor Iafrate

Refer to Minute No. 88 for further disposition regarding this matter.

93. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE (PUBLIC HEARING) REPORT NO. 22

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 4 OFFICIAL PLAN AMENDMENT FILE OP.18.005 ZONING
BY-LAW AMENDMENT FILE Z.18.009 DRAFT PLAN OF
SUBDIVISION FILE 19T-18V005 1930328 ONTARIO INC.
VICINITY OF MAPLECRETE ROAD AND REGIONAL
ROAD 7

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Rosati

THAT Item 4, Committee of the Whole (Public Hearing) Report No. 22 be
adopted without amendment.

CARRIED

COMMITTEE OF THE WHOLE REPORT NO. 21

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 48 THE COUNTRY CLUB, 20 LLOYD STREET, WOODBRIDGE
– TREE PROTECTION

MOVED by Regional Councillor Ferri
seconded by Councillor DeFrancesca

COUNCIL MEETING MINUTES – JUNE 19, 2018

THAT Item 48, Committee of the Whole Report No. 21 be adopted and amended, as follows:

By approving the following:

1. That Council not proceed with adopting the proposed amendment to the Tree Protection By-law for the property municipally known as 20 Lloyd Street, Vaughan, operated as The Country Club Golf Course; and
2. That Council allow staff to conclude the public consultation process regarding the City's Tree Protection By-law prior to consideration of a site-specific amendment to the Tree Protection By-law for the subject property; and

By receiving the following communications:

- C3 Mr. Mark R. Flowers, Davies Howe, Adelaide Street West, Toronto, dated June 5, 2018; and
- C13 Director & Chief Licensing Officer, By-law & Compliance, Licensing & Permit Services, the Director Policy Planning & Environmental Sustainability and the Director Development Planning, dated June 19, 2018.

CARRIED

SPECIAL COMMITTEE OF THE WHOLE REPORT NO. 25

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 1 INTEGRITY COMMISSIONER CODE OF CONDUCT
COMPLAINT INVESTIGATION REPORT #052818(F) IN
RESPECT OF COUNCILLOR TONY CARELLA

MOVED by Councillor Iafrate
seconded by Councillor Yeung Racco

THAT Item 1, Special Committee of the Whole Report No. 25 be adopted and amended, as follows:

By approving the following:

The council of the city of Vaughan is committed to respect for and adherence to the policies and by-laws of the city, including

COUNCIL MEETING MINUTES – JUNE 19, 2018

adherence to honest and fair employment practices and confidentiality in employment matters; and

In respect of the report of the Integrity Commissioner code of conduct complaint investigation report #052818(f), this Council strongly condemns the statement and actions of Councillor Tony Carella and makes the following official statement:

- That the Member made false statements about the alleged termination of a former employee;
- That the Member contravened the Council Code of Conduct by making the statements; and
- That Council is censoring the Member for having made the statements pursuant to s. 223.4(5) of the MA and s. 12 of the Complaint Protocol.

CARRIED

Having previously declared an interest Councillor Carella did not take part in the discussion or vote on the foregoing matter.

Addendum Item

**94. PROCLAMATION AND FLAG RAISING REQUEST ISLAMIC
HERITAGE MONTH**
(Addendum No. 1)

MOVED by Councillor Iafrate
seconded by Regional Councillor Rosati

That the recommendation contained in the following report of the City Clerk, dated June 19, 2018, be approved.

CARRIED

Report of the City Clerk, dated June 19, 2018

Purpose

To seek Council approval to proclaim October 2018 as Islamic Heritage Month, for the City of Vaughan to participate in a flag raising event at City Hall for Islamic Heritage Month (on a date to be later determined), and to post the proclamation on the City's website and the City Page Online.

Report Highlights

- Respond to the proclamation and flag raising request received from Ahmadiyya Muslim Jama'at, Vaughan.
- Proclamation requested for the month of October.
- Flag raising event requested for a date to be determined in October.

Recommendations

1. That October 2018 be proclaimed as Islamic Heritage Month;
2. That the City of Vaughan participate in a flag raising event for Islamic Heritage Month on a date to be later determined, with the flag being raised for a period up to and no longer than one week at City Hall; and
3. That the proclamation be posted on the City's website and the City Page Online.

Background

Correspondence was received from Ahmadiyya Muslim Jama'at, Vaughan in the Office of the City Clerk on June 7, 2018.

The government of Ontario has declared October to be Islamic Heritage Month. Proclaiming Islamic Heritage Month in Vaughan will provide an opportunity for the public to reflect, celebrate and learn about Islamic history, as well as learn about the roles and contributions of Muslims in their community.

Previous Reports/Authority

Not applicable.

Analysis and Options

The proclamation and flag raising request meets the requirements of the City's Proclamation Policy and Flag Raising/Half Masting policy, as follows:

"That upon request, the City of Vaughan issue Proclamations for events, campaigns, or other similar matters: If the event, campaign or declaration is directly related to matters over which the City has jurisdictions or the City directly sponsors the event, campaign or other matter"; and

"In recognition of the ethnic diversity of the residents of the municipality the City of Vaughan will fly at the Civic Centre the flag of any nation, country or ethnic group on the national day or on the anniversary of a special occasion, upon a written request to the City Clerk submitted one month in advance by that nation, or ethnic group or its representatives."

COUNCIL MEETING MINUTES – JUNE 19, 2018

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

This proclamation and flag raising request would reflect the directive of the government of Ontario by declaring October to be Islamic Heritage Month.

Conclusion

Staff is asking for Council approval to proclaim October 2018 as Islamic Heritage Month, for the City of Vaughan to participate in a flag raising event at City Hall for Islamic Heritage Month (on a date to be later determined), and to post the proclamation on the City's website and the City Page Online.

For more information, please contact: Todd Coles, City Clerk

Attachment

1. Correspondence from Ahmadiyya Muslim Jama'at, Vaughan, dated June 4, 2018

Prepared by

Julia Bartolomeo, Supervisor, City Clerk's Administrative Services, ext. 8280

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

95. RESOLUTION TO RESOLVE INTO CLOSED SESSION

MOVED by Regional Councillor Singh
seconded by Councillor Shefman

That Council resolve into Closed Session for the purpose of discussing the following matters:

1. LOCAL PLANNING APPEAL TRIBUNAL
VAUGHAN METROPOLITAN CENTRE SECONDARY PLAN
ROYAL 7 DEVELOPMENTS LTD.
WARD 4
(Committee of the Whole (Closed Session) Report No. 24, Item 6)
(litigation or potential litigation)

COUNCIL MEETING MINUTES – JUNE 19, 2018

2. **RECRUITMENT UPDATE – CHIEF FINANCIAL OFFICER AND CITY TREASURER**
(Committee of the Whole (Closed Session) Report No. 24, Item 7)
(personal matter about an identifiable individual)
3. **DELEGATION OF AUTHORITY**
(Committee of the Whole Report No. 21, Item 24)
(labour relations)

CARRIED

Council recessed at 2:46 p.m.

MOVED by Regional Councillor Ferri
seconded by Councillor Iafrate

THAT Council reconvene at 3:47 p.m.

CARRIED

Council reconvened at 3:47 p.m. with all members present.

96. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 21

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 24 DELEGATION OF AUTHORITY

MOVED by Regional Councillor Rosati
seconded by Regional Councillor Singh

THAT Item 24, Committee of the Whole Report No. 21 be adopted and amended, as follows:

By approving the confidential recommendation of the Council (Closed Session) meeting of June 19, 2018;

By approving the following in accordance with communication C6, from the Deputy City Manager, Planning and Growth Management, dated June 19, 2018:

COUNCIL MEETING MINUTES – JUNE 19, 2018

1. That Attachment 1, being Schedule “A” to this Communication, be added as additional delegated authority for the Policy Planning and Environmental Sustainability Department to Schedule “A” of Item 5.24 “DELEGATION OF AUTHORITY” of the Committee of the Whole June 5, 2018; and
2. That Council authorize the delegation of authority to those members of staff designated in Attachment 1 of this Communication subject to the conditions set out therein, pursuant to Section 23.1 of the Municipal Act, 2001 and such other applicable legislation, and that said authority be implemented through the enactment of a by-law; and

By approving the following in accordance with communication C11, from the City Manager, dated June 19, 2018:

1. That Council receive a confidential verbal communication related to this report in relation to labour relations.

CARRIED

Refer to Minute No. 91 for further disposition regarding this matter.

COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 24

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 6 LOCAL PLANNING APPEAL TRIBUNAL VAUGHAN
METROPOLITAN CENTRE SECONDARY PLAN ROYAL 7
DEVELOPMENTS LTD.
WARD 4

MOVED by Councillor Carella
seconded by Councillor Iafrate

THAT Item 6, Committee of the Whole (Closed Session) Report No. 24 be adopted and amended, as follows:

By approving the confidential recommendation of the Council (Closed Session) meeting of June 19, 2018.

CARRIED

COUNCIL MEETING MINUTES – JUNE 19, 2018

ITEM - 7 RECRUITMENT UPDATE – CHIEF FINANCIAL OFFICER AND CITY TREASURER

MOVED by Regional Councillor Ferri
seconded by Councillor DeFrancesca

THAT Item 7, Committee of the Whole (Closed Session) Report No. 24 be adopted and amended, as follows:

By approving the confidential recommendation of the Council (Closed Session) meeting of June 19, 2018; and

CARRIED

97. BY-LAWS

MOVED by Councillor Yeung Racco
seconded by Councillor DeFrancesca

THAT the following by-laws be enacted:

- | | |
|------------------------|---|
| By-Law Number 099-2018 | A By-law to enable a Municipal Funding Agreement regarding Ontario's 'Mainstreet Revitalization Initiative'. (Item 19, Finance, Administration and Audit Committee, Report No. 6) |
| By-Law Number 100-2018 | A By-law to adopt Amendment Number 24 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (Item 14, Committee of the Whole, Report No. 21) |
| By-Law Number 101-2018 | A By-law to designate by Number an amendment to City of Vaughan By-law Number 1-88, as effected by the Ontario Municipal Board. (Z.12.038,19T-06V12, Country Wide Homes (Pine Valley Estates) Inc.) (Council, May 14, 2013, Item 21, Committee of the Whole, Report No. 19) |
| By-Law Number 102-2018 | A By-law to designate by Number an amendment to City of Vaughan By-law Number 1-88, as effected by the Ontario Municipal Board. (Z.14.010, 19TV004, Country Wide Homes (Teston Road) Inc.) (Council, July 16, 2015, Item 14, Committee of the Whole, Report No. 29) |

COUNCIL MEETING MINUTES – JUNE 19, 2018

By-Law Number 103-2018	A By-law authorizing the Mayor and Clerk to execute the necessary multi-party agreements on behalf of the City of Vaughan with respect to municipal servicing from the City of Toronto. (Council, June 27, 2017, Item 34, Committee of the Whole, Report No. 26)
By-Law Number 104-2018	A By-law to amend By-law 076-2016 to change the definition of “Eligible Resident” to exclude residents who are receiving grants or rebates for home dialysis from other government agencies. (Council, May 23, 2018, Item 10, Finance, Administration and Audit Committee, Report No. 5)
By-Law Number 105-2018	A By-law to adopt property tax rates, tax ratios and to provide for the general local municipality levy and collection of levies required by the Corporation of the City of Vaughan (the “City”) for the year 2018 and to provide for the issuance of tax bills requiring payment of taxes for the year 2018. (Item 7, Finance, Administration and Audit Committee, Report No. 6)
By-Law Number 106-2018	A By-law to amend By-law 72-2003 to delegate authority relating to assessment and taxation appeal matters to staff. (Item 14, Finance, Administration and Audit Committee, Report No. 6)
By-Law Number 107-2018	A By-law to amend the Consolidated Traffic By-law 284-94 as amended, to govern and control traffic in the City of Vaughan. (Huntington Road) (Council, April 11, 2018, Item 10, Committee of the Whole, Report No. 14)
By-Law Number 108-2018	A By-law to amend By-law 1-96 as amended, to govern and control the parking of vehicles in the City of Vaughan. (Via Campanile) (Item 15, Committee of the Whole, Report No. 21)
By-Law Number 109-2018	A By-law to amend the Consolidated Traffic By-law 284-94 as amended, to govern and control traffic in the City of Vaughan. (Via Campanile from the north limit of Pierre Berton Public School to the north limit of Cappella Drive / Corso Garibaldi Road) (Item 15, Committee of the Whole, Report No. 21)

COUNCIL MEETING MINUTES – JUNE 19, 2018

- | | |
|------------------------|--|
| By-Law Number 110-2018 | A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan. (Barons Street and Secord Avenue / Danby Street) (Item 44, Committee of the Whole, Report No. 21) |
| By-Law Number 111-2018 | A By-law to exempt parts of Plan 65M-4557 from the provisions of Part Lot Control. (Z.13.042, 19T-3V009, OP.08.008, DA.16.072, Monarch Castlepoint Kipling North, located on the west side of Kipling Avenue, south of Kirby Road, being Blocks 169 to 173 inclusive, on Registered Plan 65M-4557, in Part of Lots 28 and 29, Concession 8) (Delegation By-law 005-2018) |
| By-Law Number 112-2018 | A By-law to exempt parts of Plan 65M-4578 from the provisions of Part Lot Control. (19T-06V01, Squire Ridge Investments Ltd., located on the south side of Langstaff Road, east of Huntington Road, being Blocks 3, 4, 8 and 9, on Registered Plan 65M-4578, in Part of Lots 10 and 11, Concession 9) (Delegation By-law 005-2018) |
| By-Law Number 113-2018 | A By-law to exempt parts of Plan 65M-4491 from the provisions of Part Lot Control. (PLC.18.012, Major Ridge (ARH) Homes Ltd., located north of Major Mackenzie Drive and east of Via Romano Blvd. being Block 276 on Registered Plan 65M-4491, in Part of Lot 21, Concession 2) (Delegation By-law 005-2018) |
| By-Law Number 114-2018 | A By-law to exempt parts of Plan 65M-4491 from the provisions of Part Lot Control. (PLC.18.013, Barn Yard Homes Inc., are located north of Major Mackenzie Drive, on the west side of Via Romano Boulevard being Block 277 on Registered Plan 65M-4491, in Part of Lot 21, Concession 2) (Delegation By-law 005-2018) |

COUNCIL MEETING MINUTES – JUNE 19, 2018

By-Law Number 115-2018	A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 017-2016. (Z.17.023, OP.14.003, Z.14.024, DA.16.044, 19T-16V005, Woodbridge Park Limited, located on the north side of Steeles Avenue West, east of Martin Grove Road, being Part of Lot 1, Concession 8) (Council, October 19, 2016, Item 5, Committee of the Whole, Report No. 36)
By-Law Number 116-2018	A By-law to amend City of Vaughan By-law 1-88. (Z.17.012, DA.17.024, Toronto District Christian High School (TDCH), located on the south side of Woodbridge Avenue, west of Kipling Avenue, being in Part of Lots 6 and 7, Concession 8) (Council, April 11, 2018, Item 2, Committee of the Whole, Report No. 14)
By-Law Number 117-2018	A By-law to amend City of Vaughan By-law 1-88. (Z.16.029, DA.16.059, 2423089 Ontario Corp., located west of Yonge Street, on the south side of Centre Street (19 Centre Street), being Part of Lot 56 on Plan 9834, in Lot 30, Concession 1) (Item 2, Committee of the Whole, Report No. 21)
By-Law Number 118-2018	A By-law to amend City of Vaughan By-law 1-88. (Z.17.017, DA.17.041, Firstgreen Corp., located at 9370 Bathurst Street, on the south side of George Kirby Street, west of Bathurst Street, being part of Block 23, Registered Plan 65M-3918 in Lot 16, Concession 2) (Item 4, Committee of the Whole, Report No. 21)
By-Law Number 119-2018	A By-law to City of Vaughan By-law 1-88. (Z.17.029, DA.17.063, Linmar Properties Inc., located on Keele Street, south of Regional Road 7, being Part of Lot 44 on Registered Plan 2468, in Lot 5, Concession 3) (Item 5, Committee of the Whole, Report No. 21)
By-Law Number 120-2018	A By-law to amend City of Vaughan By-law 1-88. (Item 7, Committee of the Whole, Report No. 21)

COUNCIL MEETING MINUTES – JUNE 19, 2018

- By-Law Number 121-2018 A By-law to amend City of Vaughan By-law 1-88. (Z.17.011, DA.17.023, Landmart Realty Corp., located on the west side of Islington Avenue, north of Rutherford Road, being Part of Lot 18, Concession 8, and are municipally known as 9560 Islington Avenue) (Item 37, Committee of the Whole, Report No. 21)
- By-Law Number 122-2018 A By-law to amend City of Vaughan By-law 1-88. (Z.17.043, DA.18.010, Omers Realty Corporation, located southwest of the intersection of Regional Road 7 and Regional Road 27, in Part of Lots 3 and 4, Concession 9, and are municipally known as 111 Royal Group Crescent) (Item 38, Committee of the Whole, Report No. 21)
- By-Law Number 123-2018 A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 107-2014. (Z.17.044, DA.17.086, York Holdings Inc., located on the north side of Eagle Rock Way, west of Troon Avenue, and are municipally known as 100 and 110 Eagle Rock Way (also known as Phase 2), being Part of Block 35 on Plan 65M-4477, Part of Lot 21, Concession 3)(Lifting "H" Symbol) (Item 41, Committee of the Whole, Report No. 21)
- By-Law Number 124-2018 A By-law to amend City of Vaughan By-law 1-88. (Z.17.042, DA.17.109, Vedette Way Homes Limited, located east of Weston Road, south of Canada Drive, specifically on the east side of Vedette Way, being Lots 1 and 2 on Registered Plan 65M-4463, in Lot 23, Concession 5) (Item 47, Committee of the Whole, Report No. 21)
- By-Law Number 125-2018 A By-law to assume Municipal Services in Block 11 Spine Services Agreement – Stormwater Management Pond 5 only. (Delegation By-law 005-2018)
- By-Law Number 126-2018 A By-law to assume Municipal Services in Block 18 Spine Services Agreement – Stormwater Management Pond B1, B2 and C only. (Delegation By-law 005-2018)

COUNCIL MEETING MINUTES – JUNE 19, 2018

By-Law Number 127-2018	A By-law to assume Municipal Services in Molise Kleinburg Estates Subdivision Phase 1 (Partial 1) 19T-06V14, Registered Plan 65M-4336. (Delegation By-law 005-2018)
By-Law Number 128-2018	A By-law to assume Municipal Services in McKenzie Ridge Subdivision, 19T-05V11, Registered Plan 65M-4286. (Delegation By-law 005-2018)
By-Law Number 129-2018	A By-law to assume Municipal Services in Molise Kleinburg Estates Phase 2 (Partial 1) Subdivision, 19T-06V14, Registered Plan 65M-4361. (Delegation By-law 005-2018)
By-Law Number 130-2018	A By-law to assume Municipal Services in Arband Phase 2 Subdivision, 19T-00V19, Registered Plan 65M-4113. (Delegation By-law 005-2018)
By-Law Number 131-2018	A By-law to assume Municipal Services in Molise Kleinburg External Services (Related File 19T-06V14). (Delegation By-law 005-2018)
By-Law Number 132-2018	A By-law to assume Municipal Services in Majormack Investments Inc Phase 1 Subdivision, 19T-07V06, Registered Plan 65M-4275. (Delegation By-law 005-2018)
By-Law Number 133-2018	A By-law to assume Municipal Services in Minto Yonge and Arnold Inc. External Services related to DA.08.024. (Delegation By-law 005-2018)
By-Law Number 134-2018	A By-law to assume Municipal Services in Block 33 West Spine Services Agreement. (Delegation By-law 005-2018)
By-Law Number 135-2018	A By-law to dedicate certain lands as part of the public highway. (Delegation By-law 005-2018)
By-Law Number 136-2018	A By-law to dedicate certain lands as part of the public highway. (Delegation By-law 005-2018)

COUNCIL MEETING MINUTES – JUNE 19, 2018

By-Law Number 137-2018	A By-law to amend Parking By-law 1-96, with respect to the definitions of Fire Route Signs and Fire Department Connection Signs. (Council, May 23, 2018, Item 16, Committee of the Whole, Report No. 18)
By-Law Number 138-2018	A By-law to amend the Licensing By-law 315-2005 with respect to taxicab ownership and other technical amendments. (Council, May 23, 2018, Item 17, Committee of the Whole, Report No. 18)
By-Law Number 139-2018	A By-law to repeal previous Noise By-laws 96-2006, 207-2007 and 015-2018. (Council, January 30, 2018, Item 8, Committee of the Whole, Report No. 2)
By-Law Number 140-2018	A By-law to regulate <i>Signs</i> in the <i>City</i> of Vaughan. (Item 20, Committee of the Whole, Report No. 21)
By-Law Number 141-2018	A By-law to dedicate certain lands as part of the public highway. (Zenway Boulevard, 65R-37830, DA.17.021, Sevenplex Developments Inc.) (Delegation By-law 005-2018)
By-Law Number 142-2018	A By-law to adopt Amendment Number 27 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (Z.15.030, OP.15.007, 19T-17V00, Islington Steeles Ventures Inc., located on the west side of Islington Avenue, north of Steeles Avenue West, and are municipally known as 7082 Islington Avenue, being Lot 26, Registrar's Compiled Plan 9691) (Item 46, Committee of the Whole, Report No. 21)
By-Law Number 143-2018	A By-law to amend City of Vaughan By-law 1-88. (OP.15.007, Z.15030, 19T-17V006, Islington Steeles Ventures Inc., located west of Islington Avenue, north of Steeles Avenue West, and municipally known as 7082 Islington Avenue, and being Part of Lot 1, Concession 7, Part of Lot 26 on Registrar's Compiled Plan 9691) (Item 46, Committee of the Whole, Report No. 21)

COUNCIL MEETING MINUTES – JUNE 19, 2018

By-Law Number 144-2018	A By-law to delegate authority regarding certain matters to staff. (Item 24, Committee of the Whole, Report No. 21)
By-Law Number 145-2018	A By-law to authorize the acquisition of approximately 65.2 hectares of land and to authorize the Mayor and Clerk to execute an Agreement of Purchase and Sale between Her Majesty the Queen in Right of Ontario as Represented by the Minister of Infrastructure and the City of Vaughan. Item 1, Committee of the Whole (Closed Session), Report No. 24)
By-Law Number 146-2018	A By-law to authorize the sale of lands and to authorize the Mayor and Clerk to execute an Agreement of Purchase and Sale between the Corporation of the City of Vaughan and Metrolinx. (Item 2, Committee of the Whole (Closed Session), Report No. 24)
By-Law Number 147-2018	A By-law to authorize the acquisition approximately of 0.24 hectares and to authorize the Mayor and Clerk to execute an Agreement of Purchase and Sale between Morgan Mae Enterprises Limited and the City of Vaughan. (Item 3, Committee of the Whole (Closed Session), Report No. 24)
By-Law Number 148-2018	A By-law to adopt Amendment Number 752 to the Official Plan of the Vaughan Planning Area. (Z.17.010, DA.16.053, DA.17.020, York Major Holdings Inc., located on the east side of McNaughton Road East, south of Eaglet Court, municipally known as 10,000 Dufferin Street, being Part of Lot 22, Concession 3) (Item 3, Committee of the Whole, Report No. 21)
By-Law Number 149-2018	A By-law to adopt Amendment Number 29 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (Z.17.010, DA.16.053, DA.17.020, York Major Holdings Inc., located on the southeast corner of McNaughton Road East and Eaglet Court, municipally known as 1 Eaglet Court and part of 10,000 Dufferin Street, being Part of Lot 22, Concession 3) (Item 3, Committee of the Whole, Report No. 21)

COUNCIL MEETING MINUTES – JUNE 19, 2018

By-Law Number 150-2018

A By-law to amend City of Vaughan By-law 1-88, as amended. (Z.17.010, OP.17.004, DA.16.053, DA.17.020, York Major Holdings Inc., located on the east side of McNaughton Road East and south of Eaglet Court, municipally known as 10,000 Dufferin Street and 1 Eaglet Court, in Part of Lots 21 and 22, Concession 3) (Item 3, Committee of the Whole, Report No. 21)

By-Law Number 151-2018

A By-law to amend City of Vaughan By-law 1-88. (Z.17.026, OP.17.010, 19T-17V009, Teston Sands Inc., located on the north side of Teston Road, west of Dufferin Street, in Part of Lot 26, Concession 2) (Item 35, Committee of the Whole, Report No. 21)

By-Law Number 152-2018

A By-law to adopt Amendment Number 28 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.17.010, Z.17.026, 19T-17V009, Teston Sands Inc., north side of the un-opened Teston Road allowance, west of Dufferin Street, known municipally as 1600 Teston Road, being Part of Lot 26, Concession 2) (Item 35, Committee of the Whole, Report No. 21)

CARRIED

98. CONFIRMING BY-LAW

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Ferri

THAT By-law Number 153-2018, being a by-law to confirm the proceedings of Council at its meeting on June 19, 2018, be enacted.

CARRIED

COUNCIL MEETING MINUTES – JUNE 19, 2018

99. ADJOURNMENT

MOVED by Councillor Carella
seconded by Regional Councillor Ferri

THAT the meeting adjourn at 3:49 p.m.

CARRIED

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk