

**Communication : C 48
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Development Inc. File #'s : OP.19.014, Z.19.038 and 19T-19V007
Date: Monday, November 29, 2021 8:48:29 AM
Attachments: [REDACTED]

For your action and/or reply.

Thank you,

Francesca Laratta, HonsBA, MAP Certified
Council/Committee Services Coordinator
905-832-8585, ext. 8628 | francesca.laratta@vaughan.ca

City of Vaughan | Office of the City Clerk
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From: Ferdinando Torrieri [REDACTED]
Sent: Sunday, November 28, 2021 2:22 PM
To: Gino Rosati <Gino.Rosati@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>;
Clerks@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mayor and Members
of Council <MayorandMembersofCouncil@vaughan.ca>; Todd Coles <Todd.Coles@vaughan.ca>
Subject: [External] Development Inc. File #'s : OP.19.014, Z.19.038 and 19T-19V007

Dear Mayor Bevilacqua, Council Members, Vaughan Clerks and Todd Coles,

Please read the attached letter regarding Vaughan Council's meeting on November 30, 2021 as it relates to the Clubhouse Development Inc. (Development Inc. File #'s : OP.19.014, Z.19.038 and 19T-19V007)

We would like to be informed of any outcomes concerning this development from the meeting on November 30, 2021.

Thank you in advance,

Mary and Ferdinando Torrieri

Mary and Ferdinando Torrieri
■ Kilmuir Gate
Woodbridge, Ontario L4L 3L9

November 28, 2021

Vaughan Council and City of Vaughan Clerk

Re: Clubhouse Developments Inc.
File #'s: OP.19.014, Z.19.038 and 19T-19V007

Regarding the above noted application, **we are submitting our formal objection to this application and proposed development.**

From the last public meeting on this proposed development, it is our understanding that the developer was to coordinate with the planning department as well as the community group (Keep Vaughan Green). To date, this current plan has omitted concessions that the developer had previously made, for example, the tree buffer between the existing residential neighbourhood and the proposed new development.

Having examined the City of Vaughan staff report for this proposed development, the residents' concerns regarding this application have not been addressed or heard. The City of Vaughan staff report should be considered incomplete for the following reasons.

- Maintaining an existing tree buffer at the rear of the adjacent properties has not been included and would be of substantial value to those homeowners backing onto the subject lands and would be of interest to lessen the overall environmental impact. There is no tree buffer onto the existing mature neighbourhoods at the north or south of the proposed development. There is no consideration to ease the burden of impact for the existing residents.
- The staff report **does confirm** that there will be **severe and significant traffic issues** at pivotal City of Vaughan intersections.
- The staff report **does NOT advise if the proposed intersection/traffic mitigations** are adequate to support the development and the greater community, but it does advise that some of the **proposed intersection improvements are not feasible/attainable**. The staff report does not suggest alternatives.
- Assessment of several key intersections has been **omitted from the City's assessment**. They are the following:
 - 1- Clarence Ave. and Rutherford Rd.
 - 2- Clarence Ave. and Crofters Rd.
 - 3- Clarence Ave. and Thomson Creek Blvd.
- The transportation study (TIS) submitted by the applicant underestimated the additional quantity of single occupant vehicles this development would create for Vaughan's roadways. The staff report does not evaluate the quality of the TIS estimations.
- The staff report confirms the development is **located on Greenlands** as designated within the York Region Official Plan. York Region Greenland System is being cut back significantly as the golf

course is part of York Region's Greenlands. This is not a minor modification to the Greenlands system. **The region's Greenlands should be protected.**

- The volume of houses has not been reduced and will result in significant traffic burden as already stated.
- The lot sizes do not conform with the existing community and most existing homes will have 2-4 homes backing onto to their lots.
- Given all the above irregularities, peer reviews should have been done (not rejected) and should still be considered!
- This proposed development does not in any way alleviate any of the current infrastructure problems with respect to traffic and community public facilities.

We hope that our elected members and city staff represent what is best for the residents and not the developers. To properly address all the issues, it is imperative that our council members request further information to fully understand the impact of this development on the existing residential communities.

Sincerely,



Mary Torrieri



Ferdinando Torrieri