

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



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

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