

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 3/20 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
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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