

**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

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**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