

**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 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 Talluri