

Subject: Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street
Attachments: February 24 2020_Interim By-Law.docx

PUBLIC HEARING COMMUNICATION C59

Date: Mar 3/20 ITEM NO. 4

From: Agostini, Letizia [REDACTED]

Sent: Thursday, February 27, 2020 3:11 PM

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Cc: council@vaughan.ca; Stanghieri, Pat [REDACTED]

Subject: [External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

To all members on this email:

The letter enclosed is related to the application submitted by Clubhouse Developments Inc. with respect to the properties, 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. Specifically it is in regards to the proposed development of approximately 1215 units on this property. As very concerned residents we do not see any benefit this development will have on our community. The environmental impacts alone are cause for grave concern and we certainly do not welcome an increase in traffic and longer commutes.

In order to properly comprehend the benefits and risks associated with a development as large as this, we are formally requesting an interim-by-law be enacted so formal studies can take place and evidence based decisions can be made.

Sincerely,

Pat Stanghieri and Letizia Agostini
[REDACTED]

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February 27 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 are jointly writing this letter as members of the Wycliffe community. We have lived in the area for 10 years as one of the first of the younger generation returning to the most beautiful neighbourhood in Woodbridge. We grew up in East Woodbridge with a dream of owning a home in the Wycliffe area that was realized for us in 2008.

Early talk of the development a couple of years ago was unimaginable to our family and our close-knit neighbourhood. Our initial thought was how could our city representatives possibly approve the destruction of the natural beauty and landscape of the Golf Course off of Clarence, which is home to a rich ecosystem of plant and wild life.

The Wycliffe community as well as the surrounding community, if not evident by our presence at the many public meetings, is passionately against this proposal. The current plan to infill the community with dense housing will add significant burden to a currently strained infrastructure. In addition, it will, by the sheer volume of the project, bring with it increased traffic flow and car volumes to a neighbourhood that has seen increased through way traffic over the last few years -conservative estimates of an additional 3000 vehicles to the roadway. Many of the longstanding neighbours have already expressed their desire to possibly abandon the neighbourhood that has been a source of pride and community for them.

In more detail, 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

* Increasing 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

* Eliminating the rich natural landscape that is home to a multitude of animals – this inherent biodiversity of the area is a gift that very few communities enjoy

We are requesting 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 and social impact 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 a science based environment review as well as other necessary studies. In addition, 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 gold course.

As elected officials, elected by us the taxpayer, we ask that you support our request for further studies and assessments. It is your commitment to the residents who have elected you to acknowledge and be an advocate for us. We ask that you consider the impact of short sighted decisions that you are making that will have long lasting repercussions to us, our children, the ecosystem and the community.

Thank you for attention to this matter.

Submitted respectfully,

Pat Stanghieri and Letizia Agostini

Proud residents of ■■ Cairnburg Place

Woodbridge ON ■■■■