

Subject: [External] Clubhouse Developments Inc. File Numbers: OP.19.014, Z. 19.038 and 19T-19V007

Attachments: Objection to Club House Dev. Application ---

**PUBLIC HEARING
COMMUNICATION**

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Date: Mar 3/20 ITEM NO. 4

From: Ferdinando Torrieri [REDACTED]

Sent: Thursday, February 27, 2020 10:51 PM

To: Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@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>; DevelopmentPlanning@vaughan.ca

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Please find attached our letter of opposition to the proposed infill development.

Mary and Ferdinando Torrieri
[REDACTED]

February 27, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

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

Dear Mr. Coles,

We have been residing in our current home for almost thirty-five years. We carefully chose this community because of the quiet and open green space environment surrounding the home away from the city of Toronto. Along with the members of our community, we are appalled and are resolutely opposed to the above highlighted complete application that has been made to the planning department of our city. By this letter, we are formally submitting our objection to the above highlighted complete application. Please note that this letter has also been distributed to the Mayor and Vaughan Councillors, as well as to the city planners.

This proposed infill development is not consistent with the City of Vaughan Official Plan (VOP). As per section 2.2.5 Intensification Areas, this site is not located in a corridor designated as an area for intensification.

The scope of this infill development will leave a profound and permanent blemish on our neighbourhood, which will have the following impact:

- The biodiversity, the trees, animals and open spaces will be clear cut and replaced with high density housing which will produce a negative impact on the air quality of our neighbourhood. Adequate air quality is an essential ingredient to the community's health and wellbeing.
- The size of this infill development means that our neighbourhood and all of downtown Woodbridge would be subject to increased levels of noise, unrelenting clouds of dust and construction debris which will be harmful to the community at large and especially our many older adults and children who currently live in the area.
- This new proposed infill development will add three additional major vehicular exit points from the development into our community, namely the exit onto Wycliffe Ave., and the two exits onto Clarence St. The current traffic congestion in our neighbourhood dictates that a trip during rush hours, from our home to the intersection of Islington Avenue and Langstaff Road, (a distance of three blocks), is a 20-minute trip. With this new proposed development, this trip will most likely become increased by a significant amount of time. This increased length of time spent in traffic congestion will almost certainly impact the quality of life of the community's residents.

- Based on the number of additional residential units being proposed, we expect that this new development will increase vehicular traffic by at least 2,400 cars which will further tax our existing poor infrastructure. The city has allowed intensification of downtown Woodbridge to the point that southbound Clarence St. is only one lane where it intersects with Woodbridge Ave. due to a recent condo which was built abutting the pedestrian sidewalk. It remains unclear how these additional cars will be accommodated given the limitations of our road infrastructure. Not only is this a vehicular traffic issue, but it will also continue to affect pedestrians accessing downtown Woodbridge. Presently, the intersection of Clarence St. and Woodbridge Ave. is congested during rush hour and pedestrian use of the crossings can be dangerous. With the increased vehicular traffic, this crossing will become more hazardous.
- The natural heritage of the community will be forever destroyed. This proposed infill development will eliminate 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.

We believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environment Impact Study, 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 which we are formally requesting. This in turn will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science-based environment reviews as well as other necessary studies.

In addition, we request the City Council provide the current landowners a Notice of Intervention to Designate to preserve the cultural character of the Board of Trade Golf Course property.

At the public hearing scheduled for March 3, 2020, it is imperative that all discussions concerning this proposed development are done in an open and transparent manner, with no "In-Camera" or behind closed doors meetings.

We ask that this matter be given the priority and merit it deserves. Thank you in advance for your attention and cooperation to this issue.

Sincerely,



Mary Torrieri

Ferdinando Torrieri

cc: Mayor Bevilacqua and all Councillors and Planners