

[REDACTED]

Subject: External] Clubhouse Developments Inc

From: Annalisa Moser [REDACTED]
Sent: Friday, February 28, 2020 7:59 AM
To: Clerks@vaughan.ca
Subject: [External] Clubhouse Developments Inc

**PUBLIC HEARING
COMMUNICATION** C65
Date: Mar 3/20 ITEM NO. 4

Annalisa Moser and Mike De Bartolo

[REDACTED] Davidson Drive, Woodbridge Ontario

February 25, 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

We are formally submitting our objection to the above highlighted complete application, and request that you provide a copy of this letter to the Mayor and all Vaughan Counsellors as well as to the city planners.

We have both been residents of Woodbridge for 37 years, and on Davidson Drive for 22 years. Throughout the years we have seen the community grow and change in many good ways, but recently in poor ways. The traffic is unbearable now; I can't imagine with an additional 3000 cars in the area. Also, we have much green space, historical sites and homes in the area, and slowly this is all changing. I understand the need to expand and grow and the need for more highrises; however, there is a lot of land in Vaughan where such developments can be better tolerated (i.e., traffic wise), or where it is easier and more cost-effective to build new roads and transit with a higher population in mind. This is a well established and mature area where road expansion is virtually impossible; for example, it is no longer feasible or practical to widen (bottlenecked) Islington Avenue between Willis and Langstaff, and widening Clarence, while a little easier, will entail removing hundreds of century old mature trees. We need to maintain our historical sites, green space, wildlife and the general biodiversity of the area. We have deer, foxes, rabbits, possums, and other wildlife in my backyard. Already the community is having difficulty coping with the recent condos and townhomes in the

area. The city needs to look at this holistically, look at the landscape, and I believe the city needs to think long term when making decisions about how much development they want to allow. It does not seem to make any rational sense with the current transportation limitations we have to continue with this project. If it takes us an hour to get to downtown Toronto by car, you can say that it takes about 25 minutes just to get out of Woodbridge!

We believe that a number of detailed studies including but not limited to the following are crucial: Cultural Heritage Impact Assessment, Environmental Impact Study, Traffic Study (taking into consideration applications already approved within the parameters of the affected community), Health Impact and Social Impact. These are critical to properly assess the subject lands' proposed intent for development. These 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 environmental 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 are also asking for more transparency on these issues.

The proposed infill jeopardizes the natural balance of nature in the area by

- Increasing Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods
- Surrounding streets are all single lanes and there is already a lot of congestion
- Destroying the natural biodiversity of the area
- Zoning by-laws were put in place to preserve and protect the area, we need to continue preserving it
- The infrastructure is not in place to support this development.
- The Mayor is committed to continued growth, however, at what cost?

Sincerely yours,

Annalisa Moser

Mike De Bartolo

Copy to Mayor and all Councillors and planners