

Subject:

[External] OP .19.014, Z.19.038 and 19T-19V007

**PUBLIC HEARING
COMMUNICATION**

C 66

Date: Mar 3/20 ITEM NO. 4

From: Marc Bortoletto [REDACTED]**Sent:** Monday, March 02, 2020 8:59 AM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@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>; Clerks@vaughan.ca

Subject: [External] OP .19.014, Z.19.038 and 19T-19V007
[REDACTED]

February 28th, 2020

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

Dear Mr. Coles

Regarding: Clubhouse Developments Inc. / March 3rd COW

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 been residences of the immediate community since 1978 and would appreciate feedback.

Our concerns are as follows:

Traffic consideration

1. Currently, Wycliffe Ave and Kiloran Ave are being used as a bypass for southbound commuters in the morning (from Rutherford) and northbound commuters in the evening. The proposed community will negatively contribute to this issue. These roads were designed and built to act as collectors for the immediate neighborhood, not as a bypass for major traffic from daily commuters from other municipalities and neighborhoods. The traffic study does not fully appreciate the impact its proposed community will contribute to an existing issue.
2. The impact on the following signalized intersections requires further planning and analysis. Morning/evening traffic impact at Clarence & Woodbridge Ave, Islington & Woodbridge Ave, Islington & Hwy 7. These intersections are severely compromised with current conditions. This site will further impact these issues. We don't understand how these conditions will improve.

The traffic study is biased to the proponent and requires an appropriate review.

The Clarence Passage

Unknown to the proponent or its consultants. The section of Clarence spanning from Wycliffe Ave to Woodbridge Ave acts as a passage enjoyed by cyclists and pedestrians. This passage during the spring, summer, and fall is widely regarded as the most scenic journey in our neighborhood and encourages families to be active. How will the scenery be preserved or enhanced? Will increased vehicle traffic and the replacement of the green space enhance the quality of this passage?

A social impact study would be beneficial

Community Benefit / Section 37

What funding is being proposed in the agreement and how will our neighborhood benefit from the funding? Will there be an opportunity for public input?

I believe the planning of this development is greatly influenced by the technical analysis and has very little consideration of fundamental analysis. Life-altering decisions cannot be made by non-participants of the neighbourhood, the nuances we love can not be discovered through documentation from consultants or a staff that does not live here. Conversely, anecdotal or slanted evidence from our community members can't be the answer either. We need more time to make this project mutually beneficial.

I oppose the project moving further. I support continued public discussions and unbiased analysis.

Sincerely yours,

The Campanaro/Bortoletto Family