

Luciano & Sandra Volpe
[REDACTED] Waymar Heights Blvd
Woodbridge Ontario
[REDACTED] Canada

PUBLIC HEARING C68
COMMUNICATION
Date: Mar 3/20 ITEM NO 4

February 29, 2020

ATTN:
Mr. 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 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 Councillors as well as to the city planners.

We believe that 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 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. This will 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, 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.

Our family decided several years ago that we wished to live in a more calm, serene environment within the City of Vaughan. We were fortunate enough to have the opportunity at that time to discover that a parcel of residential property was available for sale in the old town of Pine Grove. We were mesmerized by the giant, centuries-old trees behind our new property, including rare wild chestnut trees. We made the decision to invest several years and much of our savings into building our new home on Waymar Heights Blvd. The tranquility of the surrounding neighbourhood, the charm of the old pioneer agrarian roots of the area and the abundant serenity offered to us by the natural landscape abutting the entire neighbourhood made all the years of stress and strain from building our new home in old Pine Grove all the worthwhile.

For many years leading up to our decision we had investigated purchasing a cottage several hundred kilometers north of the city. Finding such a place within the City of Vaughan enabled us to focus our energies on achieving the "cottage experience" entirely within the core of the City. This was a family dream come true. We would enjoy the great outdoors living in our great City while we raised our family and developed our careers. And this has been our experience to the present moment. There are very few places in the City (or within the GTA) that would offer the experience of hearing howling coyotes in the morning and seeing wildlife on a frequent basis: wild turkeys, deer, large pileated woodpeckers, opossums and endangered salamanders! This area is a true gift to the City of Vaughan.

Certainly, the proposed infill will destroy the majestic heritage of this area. The pollution alone – including the noise pollution - would be a destructive force to an existing community that has been accustomed to living intertwined with the rhythms of a very precious, biologically diverse and ancient area of the province.

Sincerely yours,

Luciano Volpe

Copy to Mayor and all Councillors and planners

Subject: Letter to the City Clerk re Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street
Attachments: February 29 2020 - Letter to City Clerk - [REDACTED] Waymar Heights Blvd.pdf

From: luciano.slvmanagement.com [REDACTED]
Sent: Monday, March 02, 2020 8:50 AM
To: Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@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>
Subject: [External] Letter to the City Clerk re Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street
Good morning Mr. Coles, Mr. Messere & Members of Vaughan City Council,
Kindly do see enclosed letter. Thank you for your attention.
Best,
Luciano

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