

March 1, 2020

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.

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

Green Spaces Reduce Stress, Encourage Exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The health benefits of having access to "green space"—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature.

Green Space Strengthens the Immune System, Boosts peoples' mood, helps people live longer. "Research conducted in the United States, United Kingdom, and China have found that people who live in the greenest areas have a reduced risk of mortality from all causes, as well as a reduced risk of mortality due to kidney disease, respiratory disease, cancer, and stroke." (excerpt from an article from Chris Kresser <https://chriskresser.com/the-top-health-benefits-of-green-space/>)

The proposed infill development will add a minimum of an additional 3000 vehicles. This will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I 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) 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.

Sincerely Yours,

Bob Iorio

Cc:

Mayor Maurizio Bevilacqua - [maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca)

Deputy Mayor, Local and Regional Councillor Mario Ferri - [mario.ferri@vaughan.ca](mailto:mario.ferri@vaughan.ca)

Local and Regional Councillor Gino Rosati - [gino.rosati@vaughan.ca](mailto:gino.rosati@vaughan.ca)

Local and Regional Councillor Linda Jackson - [linda.jackson@vaughan.ca](mailto:linda.jackson@vaughan.ca)

Ward 1 Councillor Marilyn Iafrate - [marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca)

Ward 2 Councillor Tony Carella – [tony.carella@vaughan.ca](mailto:tony.carella@vaughan.ca)  
Ward 3 Councillor Rosanna De Francesca - [rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)  
Ward 4 Councillor Sandra Yeung Racco - [sandra.racco@vaughan.ca](mailto:sandra.racco@vaughan.ca)  
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Planner: Clement Messere - [clement.messere@vaughan.ca](mailto:clement.messere@vaughan.ca)  
Development Planning Office: [DevelopmentPlanning@Vaughan.ca](mailto:DevelopmentPlanning@Vaughan.ca)

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**Subject:** [External] NO to Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street  
**Attachments:** 03012003.PDF

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**From:** [REDACTED]  
**Sent:** Sunday, March 1, 2020 9:47 PM  
**To:** [clement.messere@vaughan.ca](mailto:clement.messere@vaughan.ca); [developmentplanning@vaughan.ca](mailto:developmentplanning@vaughan.ca); [clerks@vaughan.ca](mailto:clerks@vaughan.ca); [maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca); [mario.ferri@vaughan.ca](mailto:mario.ferri@vaughan.ca); [gino.rosati@vaughan.ca](mailto:gino.rosati@vaughan.ca); [linda.jackson@vaughan.ca](mailto:linda.jackson@vaughan.ca); [marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca); [tony.carella@vaughan.ca](mailto:tony.carella@vaughan.ca); [rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca); [sandra.racco@vaughan.ca](mailto:sandra.racco@vaughan.ca); [alan.shefman@vaughan.ca](mailto:alan.shefman@vaughan.ca)  
**Subject:** [External] NO to Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Hello,

As a concerned resident of Vaughan, please see Subject line above and attached letter.

Thank you.

Best regards,



Bob Moroz | Tel: [REDACTED]

For more informati [REDACTED]