

Subject **Clubhouse Developments Inc. - 20 Lloyd Street, Woodbridge -  
Files OP .19.014, Z.19.038 and 19T-19V007**



From Andrea C. Lutzeier [REDACTED]  
To <maurizio.bevilacqua@vaughan.ca>, <mario.ferri@vaughan.ca>,  
<gino.rosati@vaughan.ca>, <linda.jackson@vaughan.ca>,  
<marilyn.iafrate@vaughan.ca>, <tony.carella@vaughan.ca>,  
<rosanna.defrancesca@vaughan.ca>, <sandra.racco@vaughan.ca>,  
<alan.shefman@vaughan.ca>, <clerks@vaughan.ca> 1 more...

Cc [REDACTED] Keep Vaughan Green  
<keepvaughangreen@gmail.com>

Date 2020-03-02 19:33

Priority High

**PUBLIC HEARING  
COMMUNICATION** C112

Date: ITEM NO.

- Letter to City Clerk March2.2020.pdf (~251 KB)

The Lutzeier Family

Waymar Heights Blvd.

Woodbridge, ON

March 2, 2020

Delivered By Email:

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 have been living adjacent to the subject lands (Board of Trade Golf Course) since 1975 – **over 45 years** – and have seen the Village of Woodbridge grow from a rural village surrounded by farmland, to a town, to what is now the City of Vaughan. There was no development from north of Gamble Street (Pine Grove) to north of Major McKenzie Drive (Kleinburg). We could buy tomatoes and vegetables from the roadside and smell the fresh air. It was a real community with a local hardware store, the Wallace grocery store, local post office, etc. Everyone knew each other. Over the years we have seen the community grow and change.

We continue to live in Woodbridge (Waymar Heights Blvd) because the area is zoned RIV (Old Village Residential Zone), with large lots, mature trees, wildlife (fox, rabbits, deer, birds), minimal traffic, green spaces, historical sites, among other things.

We strongly oppose the infill development proposal for some of the following reasons:

- The **Community does not support this new proposal of 1215 dwelling units** (it did not support the previous proposal of about 600 dwelling units) and is totally and passionately against

any infill development on the Board of Trade lands, which is known as a 'lung' to the Community.

- **Environmental Concerns:** Creating an environment that is detrimental to the health of the existing community members.
  - 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, birds and plants. 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/>)
- **Reducing the natural heritage** of the community.
- **Increase Traffic Congestion:** 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. This does not include the numerous already approved developments in Woodbridge and surrounding neighbourhoods.
- **The Infrastructure** is not in place to support this infill development. The area is well established and mature, with road expansion virtually impossible, without destroying already established neighbourhoods.
- **Interim Control By-Law:** 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) 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**.
- **Zoning By-Laws were put in place to preserve and protect the area**, and we need to continue to preserve and protect these By-Laws.

We **ask Council to fund all independent assessments** of the impact of this development proposal, including financial and well-being (health) costs to individuals and the community.

We are also asking for **more transparency and openness** on these issues, with no discussions or decisions behind closed doors.

We ask that this matter be a **priority** concern.

We thank you for your attention to this issue and appreciate your cooperation in helping to keep Vaughan green.

Sincerely yours,

The Lutzeler Family

Copy to Mayor and all Councillors and planners

--

Thank you and have a wonderful day !!!!

The Lutzeier Family  
Waymar Heights Blvd.  
Woodbridge, ON

March 2, 2020

Delivered By Email:

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 have been living adjacent to the subject lands (Board of Trade Golf Course) since 1975 – **over 45 years** – and have seen the Village of Woodbridge grow from a rural village surrounded by farmland, to a town, to what is now the City of Vaughan. There was no development from north of Gamble Street (Pine Grove) to north of Major McKenzie Drive (Kleinburg). We could buy tomatoes and vegetables from the roadside and smell the fresh air. It was a real community with a local hardware store, the Wallace grocery store, local post office, etc. Everyone knew each other. Over the years we have seen the community grow and change.

We continue to live in Woodbridge (Waymar Heights Blvd) because the area is zoned RIV (Old Village Residential Zone), with large lots, mature trees, wildlife (fox, rabbits, deer, birds), minimal traffic, green spaces, historical sites, among other things.

We strongly oppose the infill development proposal for some of the following reasons:

- **The Community does not support this new proposal of 1215 dwelling units** (it did not support the previous proposal of about 600 dwelling units) and is totally and passionately against any infill development on the Board of Trade lands, which is known as a 'lung' to the Community.
- **Environmental Concerns:** Creating an environment that is detrimental to the health of the existing community members.
  - 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, birds and plants. 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/>)
- **Reducing the natural heritage** of the community.
- **Increase Traffic Congestion:** 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. This does not include the numerous already approved developments in Woodbridge and surrounding neighbourhoods.
- **The Infrastructure** is not in place to support this infill development. The area is well established and mature, with road expansion virtually impossible, without destroying already established neighbourhoods.
- **Interim Control By-Law:** 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) 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**.
- **Zoning By-Laws were put in place to preserve and protect the area**, and we need to continue to preserve and protect these By-Laws.

We ask **Council to fund all independent assessments** of the impact of this development proposal, including financial and well-being (health) costs to individuals and the community.

We are also asking for **more transparency and openness** on these issues, with no discussions or decisions behind closed doors.

We ask that this matter be a **priority** concern.

We thank you for your attention to this issue and appreciate your cooperation in helping to keep Vaughan green.

Sincerely yours,

The Lutzeier Family

Copy to Mayor and all Councillors and planners