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**Subject:** [External] Clubhouse Developments Inc. 19T-19V007  
**Attachments:** Maurizio Bevilacqua and Council Members.docx

**From:** julia.ippoliti julia.ippoliti [REDACTED]  
**Sent:** February-28-20 8:10 AM  
**To:** [Bylaw@vaughan.ca](mailto:Bylaw@vaughan.ca)  
**Subject:** [External] Clubhouse Developments Inc. 19T-19V007

**PUBLIC HEARING COMMUNICATION** C60  
Date: Mar 3/20 ITEM NO. 4

As a citizen of Vaughan I am attaching for you to consider my letter in objection to completed application:

FILES OP.19.014, Z.19.038 and 19T-19V007

Thank you for your time and consideration.

Mr. & Mrs. Ippoliti

March 3, 2020

Mr. Umberto & Mrs. Julia Ippoliti  
[REDACTED] quire Graham Lane  
Woodbridge, Ontario  
[REDACTED]

City Clerk's Office  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**FORWARD COPY TO: Mayor, all Vaughan Councillors and to the City Planners**

**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:

- Destroying the natural biodiversity of the area
- Creating an environment that is **detrimental** to the physical and emotional health of the existing community members
- The proposed infill development will **add a minimum of an additional 3000 vehicles,** which will **further increase, EXPONENTIALLY, the traffic congestion that already exists.** As you read this, traffic is continuously being increased with the **already approved developments** in the surrounding neighborhoods.
- Reducing the Natural Heritage of the Community
- 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!

We are requesting for the implementation of an **INTERIM CONTROL BY-LAW** so that detailed studies can support the following:

- Cultural Heritage Impact Assessment
- Environmental Impact Study
- Comprehensive Traffic Study (taking into consideration already approved applications within the parameters of the affected community)
- Health Impact and Social Impact Studies, and
- Other studies are critical to 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,

Umberto Ippoliti

Julia Ippoliti