

**COMMUNICATION – C2  
ITEM 1  
Special Committee of the Whole  
July 8, 2020**

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**From:** Monica Guido [REDACTED]  
**Sent:** Wednesday, June 10, 2020 11:18 AM  
**To:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@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; Messere, Clement <Clement.Messere@vaughan.ca>  
**Subject:** [External] Re: Files OP .19.014, Z.19.038 and 19T-19V007

I would like to formally express my concern around the potential that the Ontario government may be issuing Ministerial Zoning Orders (MZO) without notice or hearings bypassing the normal planning processes.

This is an injustice and should not be allowed as it pertains to the Board of Trade Golf Course Development. I am strongly against this and I would like to request that the Vaughan Council NOT ALLOW THIS TO HAPPEN!

An MZO is not acceptable and it is un-democratic!

We have the right to voice our concerns of the development and have done so noted below in my formal complaint.

We would like to continue to express our concerns at the upcoming meeting and not be silenced by an MZO!

Kind regards,

Monica Antonelli Guido

On Thu, Feb 27, 2020 at 8:49 AM monica guido [REDACTED] > wrote:

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.

**We are specifically affected by the proposed road and are greatly against this aspect of the plan. I am a Vaughan resident living at [REDACTED] Gate House Court and my parents Nancy and Antonio Antonelli living at [REDACTED] Wycliffe Avenue the home right next door to the proposed road. We have been Vaughan residents for over 30 years. The community as well as my entire family is against the construction of a road where a road lay ([REDACTED] Wycliffe Avenue). We feel violated and this has greatly affected the health and marriage of my senior parents.**

The proposed road which will damage the architecture of Wycliffe Avenue in Woodbridge is a disgrace to planning policies across the country. The demolition of [REDACTED] Wycliffe and the proposed road will make my parents home an island with zero property value and virtually unmarketable. It is unfair my parents at [REDACTED] Wycliffe have been paying their taxes for the past 30 years and upheld their property beautifully only to have their home worthless by this application. The traffic will be greatly affected by over 3000 vehicles going in and out of Wycliffe Avenue with the proposed road. It is unethical to force my parents home to become a corner lot after 35 years standing as a part of a community. It is architecturally and physically unpleasing and ultimately, valueless.

The 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.

**I would like to reiterate and stress the fact that we are specifically affected by the proposed road and are greatly against this aspect of the plan.**

**The community as well as my entire family is against the construction of a road where a non lay ( [REDACTED] Wycliffe Avenue).**

**We feel violated and this has greatly affected the health and marriage of my senior parents.**

We ask that this matter be a priority concern in the discussion on March 3rd and thank you for your care and attention.

Sincerely yours,

Monica Guido

Copy to Mayor and all Councillors and planners