

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) – MARCH 3, 2020**

**COMMUNICATIONS**

**Item**

**Distributed February 21, 2020**

C1	Mr. Giuseppe Macri, Kiloran Avenue, Woodbridge, dated February 20, 2020	4
C2	Mr. Gianluca Ruggeri, Woburn Drive, Vaughan, dated February 16, 2020	4
C3	Ms. Susan Sigrist, Vaughan Resident	4
C4	Ms. Sabrina Sartori, Kiloran Avenue, Woodbridge, dated February 18, 2020	4
C5	Mr. Robert Pizzola, Vaughan Mills Road, Woodbridge, dated February 20, 2020	4
C6	Mr. Umberto & Mrs. Julia Ippoliti, Squire Graham Lane, Woodbridge, dated February 16, 2020	4
C7	M. Rosan Pietras, dated February 17, 2020	4
C8	Frank and Rosanna Baldassarra, Squire Graham Lane, Woodbridge, dated February 17, 2020	4
C9	John and Lori Massullo, Carstad Crescent, dated February 21, 2020	4
C10	Mr. Domenic Lombardi, Wycliffe Avenue, dated February 18, 2020	4
C11	Lori Grech Vennare, dated February 20, 2020	4
C12	Paola Maria Stefania Crocetti, Kilmuir Gate, Woodbridge, dated February 16, 2020	4
C13	Ms. Suzanne Mezzomo, Wakelin Court, Woodbridge	4
C14	Mr. Roland Gatti, Donbay Drive, Kleinburg, dated February 17, 2020	4
C15	Ms. Nadia Lima, Squire Graham Lane, Woodbridge, dated February 21, 2020	4
C16	Mr. Bryan Lima, Squire Graham Lane, Woodbridge, dated February 21, 2020	4
C17	Vito and Maria Capizzo, dated February 17, 2020	4
C18	Ms. Laura Federico, Keep Vaughan Green, dated February 4, 2020	4

**Disclaimer Respecting External Communications**

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**Please note there may be further Communications.**

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) – MARCH 3, 2020**

**COMMUNICATIONS**

		<b><u>Item</u></b>
<b><u>Distributed February 21, 2020</u></b>		
C19	Sergio Villani, PhD, Cairnburg Place, Woodbridge, dated February 11, 2020	4
C20	Mr. Tony Lorini, President, Greater Woodbridge Ratepayers' Association, dated February 4, 2020	4
C21	Anna & Emilio Pulla, Cairnburg Place, Woodbridge, dated February 21, 2020	4
C22	Penelope and Joseph Castrodale, Cairnburg Place, Woodbridge, dated February 17, 2020	4
<b><u>Distributed February 27, 2020</u></b>		
C23	Diego & Judy Marin, Kilmuir Gate, Woodbridge, dated February 24, 2020	4
C24	Ms. Angela Agostini, Wycliffe Avenue, Woodbridge, dated February 14, 2020	4
C25	Joe and Lucy Galante, Wycliffe Avenue, Woodbridge, dated February 21, 2020	4
C26	Ms. Doris Olivi, Woodstream Boulevard, Woodbridge, dated February 21, 2020	4
C27	Loreto and Delores Eramo, dated February 25, 2020	4
C28	Mr. Hatem Abou El Nile, Kilmuir Gate, Vaughan, dated February 12, 2020	4
C29	Liberina and Michael Fontaine, Foreview Court, Woodbridge, dated February 22, 2020	4
C30	Mr. Frank G. Massara, Torran Road, Woodbridge, dated February 22, 2020	4
C31	Ms. Cathy Scicchitano, Cairnburg Place, Woodbridge, dated February 22, 2020	4
C32	Mr. Sam Scicchitano, Cairnburg Place, Woodbridge, dated February 23, 2020	4
C33	Ms. Elena Canini, Vaughan Mills Road, Woodbridge, dated February 23, 2020	4

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## COMMITTEE OF THE WHOLE (PUBLIC HEARING) – MARCH 3, 2020

### COMMUNICATIONS

		<u>Item</u>
C34	Josie and Brian McCran, Colton Crescent, Woodbridge, dated February 23, 2020	4
C35	Ms. Rosanna Rosa Gastaldo, on behalf of Pasquale and Giovanna Cammalleri, Wycliffe Avenue, Woodbridge, dated February 21, 2020	4
C36	Mr. Joe Wahba, Davidson Drive, Woodbridge, dated February 23, 2020	4
C37	Ms. Cristina Carlini, Woburn Drive, Woodbridge, dated February 24, 2020	4
C38	Mr. Giuseppe Lombardi, Woburn Drive, Woodbridge, dated February 24, 2020	4
C39	Mr. John Dickson, dated February 24, 2020	4
C40	Lisa Di Prospero and Bruno Oppedisano, Cairnburg Place, Woodbridge, dated February 24, 2020	4
C41	Inida Konomi and Che Guerrera, Torran Road, Woodbridge, dated February 24, 2020	4
C42	Ms. Olivia Smedley, Julia Valentina Avenue, Woodbridge, dated February 26, 2020	4
C43	Ms. Jennifer Eramo, Cairnburg Place, Woodbridge, dated February 25, 2020	4
C44	Anita and Isidoro Aprea, Pennycross Court, Woodbridge, dated February 25, 2020	4
C45	Marco and Lucia Pulciani and Family, Kilmuir Gate, Woodbridge, dated February 25, 2020	4
C46	Stephen and Teresa Smedley, Julia Valentina Avenue, Woodbridge, dated February 26, 2020	4

### Distributed February 28, 2020

C47	Sergey and Olga Nikulenko, Clarence Street, Woodbridge, dated February 25, 2020	4
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**COMMITTEE OF THE WHOLE (PUBLIC HEARING) – MARCH 3, 2020**

**COMMUNICATIONS**

		<b><u>Item</u></b>
C48	John and Mary Rizzo, Vaughan Mills road, Woodbridge, dated February 21, 2020	4
C49	Mr. Claudio Saverino, Torran Road, Woodbridge, dated February 20, 2020	4
C50	Mr. Alexander Battaglia, Wycliffe Avenue, Woodbridge, dated February 20, 2020	4
C51	Susan and Salvatore Cucullo, Wycliffe Avenue, dated February 26, 2020	4
C52	Ms. Monica Guido, Gate House Court, Woodbridge, dated February 27, 2020	4
C53	Nancy and Antonio, Antonelli, Wycliffe Avenue, Woodbridge, dated February 27, 2020	4
C54	Paul and Alicia Talluri, Kilmuir Gate, Woodbridge, dated February 25, 2020	4
C55	Filippo and Rosalee Bello, Firglen Ridge, Woodbridge, dated February 26, 2020	4
C56	Grace Buttino, Joe Centraco, and Olivia Centraco, Davidson Drive, Woodbridge, dated February 27, 2020	4
C57	Ms. Franca Stirpe, dated February 26, 2020	4
C58	John and Annie Massara, Waymar Heights Boulevard, Woodbridge, dated February 27, 2020	4
C59	Pat Stanghieri and Letizia Agostini, Cairnburg Place, Woodbridge, dated February 27, 2020	4
C60	Umberto and Julia Ippoliti, Squire Graham Lane, Woodbridge, dated February 28, 2020	4
C61	Rose and Frank Troina, Kilmuir Gate, Woodbridge, dated February 27, 2020	4
C62	Ms. Andrea Torrieri, Port Royal Avenue, Kleinburg, dated February 27, 2020	4
C63	Mr. Ferdinando Torrieri, Kilmuir Gate, Woodbridge, dated February 27, 2020	4
C64	Ingrid and Phil Harris, Wycliffe Avenue, Woodbridge, dated February 27, 2020	4

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## COMMITTEE OF THE WHOLE (PUBLIC HEARING) – MARCH 3, 2020

### COMMUNICATIONS

	<u>Item</u>
C65 Annalisa Moser and Mike De Bartolo, Davidson Drive, Woodbridge, dated February 28, 2020	4
<b><u>Distributed March 3, 2020</u></b>	
C66 The Campanaro and Bortoletto Family, dated February 28, 2020	4
C67 Rose and Sal Giunta, Kilmuir Gate, Woodbridge, dated March 2, 2020	4
C68 Luciano and Sandra Volpe, Waymar Heights Boulevard, Woodbridge, dated February 29, 2020	4
C69 Mr. Max Marzetti, Gidleigh Park Crescent, Woodbridge, dated March 2, 2020	4
C70 Dr. Danny Costantini, Kilmuir Gate, Woodbridge, dated March 1, 2020	4
C71 Mr. Sam Folino, dated February 28, 2020	4
C72 Dr. Daniela Costantini, Kilmuir Gate, Woodbridge, dated February 29, 2020	4
C73 Grace Buttino, Joe Centraco and Olivia Centraco, dated February 28, 2020	4
C74 Ms. Silvana Cantalini-Moroz, dated March 1, 2020	4
C75 Mr. Bob Moroz, dated March 1, 2020	4
C76 Mr. Anthony Vecchiarelli, dated February 29, 2020	4
C77 Liana and Carlo Martire, dated March 1, 2020	4
C78 Mr. Tony Alati, Carrying Place Rate Payers Association, dated March 1, 2020	4
C79 Ms. Ettorina Lombardi, Woodbridge Avenue, Woodbridge, dated February 28, 2020	4
C80 Ms. Vera Maniccia, dated March 1, 2020	4
C81 Mr. Daniel Cossaro, Torran Road, Woodbridge, dated March 1, 2020	4
C82 Ms. Joan Reid-Bicknell, dated March 2, 2020	4
C83 Mr. Lorenzo Bonofiglio, Gate House Court, Woodbridge, dated March 1, 2020	4

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**COMMITTEE OF THE WHOLE (PUBLIC HEARING) – MARCH 3, 2020**

**COMMUNICATIONS**

		<b><u>Item</u></b>
C84	Ms. Lawra Marzetti, Gidleigh Park Crescent, Woodbridge, dated March 2, 2020	4
C85	Mr. Ettore Naccarato, dated February 28, 2020	4
C86	Ms. Elise Castrodale, dated March 3, 2020	4
C87	Ms. Chrystalla Balducci, Vaughan Mills road, Woodbridge, dated March 2, 2020	4
C88	Mr. Corrado Balducci, Vaughan Mills Road, Woodbridge, dated March 2, 2020	4
<b><u>Distributed March 3, 2020</u></b> (provided at the meeting)		
C89	Ms. Rosanna Rosa Gastaldo, dated February 29, 2020	4
C90	Ms. Lucy Salvati, dated March 1, 2020	4
C91	Ms. Anna Datri, dated March 3, 2020	4
C92	Mr. Mario Rocca, Alpha Court, Woodbridge, dated March 3, 2020	4
C93	Mr. Joe Nicoletto, Alpha Court, Woodbridge, dated March 3, 2020	4
C94	Mr. Alfredo Costanzo, Alpha Court, Woodbridge, dated March 3, 2020	4
C95	Mr. Frank Rizzo, Alpha Court, Woodbridge, dated March 3, 2020	4
C96	Mr. Bruno Donato, Alpha Court, dated March 3, 2020	4
C97	Mr. Mauro Vari, Alpha Court, dated March 3, 2020	4
C98	Mr. Rachel Chiovitti, Alpha Court, dated March 3, 2020	4
C99	Ms. Maria-Domenica D'Agostino, dated March 3, 2020	4
C100	Roopesh Ramklass and Ameetha Garbharran, dated March 3, 2020	4
C101	Ms. Orsola Massara, dated February 27, 2020	4
C102	Mr. Philip Stewart, Pound & Stewart Associates Limited, dated March 3, 2020	1

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**COMMITTEE OF THE WHOLE (PUBLIC HEARING) – MARCH 3, 2020**

**COMMUNICATIONS**

		<b><u>Item</u></b>
C103	Petition from Mr. Steve Schnier, Atkinson Neighbourhood Development Committee, Roseborough Crescent, Thornhill	3
C104	Mr. Ferdinando Torrieri, Kilmuir Gate, Woodbridge, dated February 27, 2020	4
C105	Mr. Frank Troina, Kilmuir Gate, Woodbridge	4
C106	Mr. Tony Lorini, Greater Woodbridge Ratepayer Association	4
C107	Ms. Sabrina Falvo, Crofters Road, Woodbridge	4
C108	Ms. Ingrid Harris, Wycliffe Avenue, Vaughan	4
C109	Ms. Monica Antonelli Guido, Gate House Court, Woodbridge	4
C110	Petition from Mr. Nick Pinto, West Woodbridge Homeowners Association, Mapes Avenue, Woodbridge	4
C111	Ms. Andrea Lutzeier, Esmond Crescent, Toronto, dated March 2, 2020	4
C112	Mr. Dylan Hastie, Esmond Crescent, Toronto, dated March 2, 2020	4
C113	Mr. Hank Lutzeier, Waymar Heights Boulevard, dated March 2, 2020	4
C114	Mr. Paul Talluri, Kilmuir Gate, Woodbridge, dated February 23, 2020	4
C115	Ms. Maria Verna, Village of Woodbridge Ratepayers Association	4
C116	Mr. Marco Pulciani, Keep Vaughan Green, Kilmuir Gate, dated March 3, 2020	4
C117	Petition from Mr. Marco Pulciani, Keep Vaughan Green, Kilmuir Gate, Woodbridge	4
C118	Ms. Lucia Pulciani, Kilmuir Gate, Woodbridge, dated March 3, 2020	4

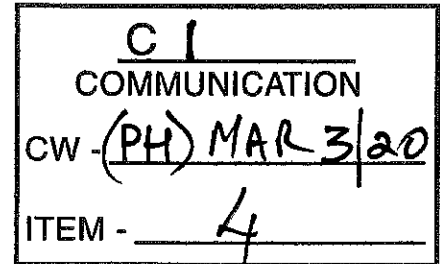
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**Please note there may be further Communications.**

**From:** [REDACTED]  
**Sent:** Thursday, February 20, 2020 9:50 PM  
**To:** Clerks@vaughan.ca  
**Subject:** Clubhouse Developments Inc., 20 Lloyd St. (Board of Trade Golf Course), 241 Wycliffe Ave., 737 and 757 Clarence St.

Giuseppe Macri  
[REDACTED] Kilaran Ave.  
Woodbridge, Ontario  
L4L 3A8



February 20, 2020

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 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 health of the existing community members
- \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- \* 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.

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

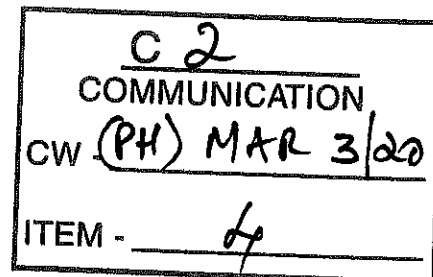
affected community) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive 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.

Sincerely yours,

Giuseppe Macri

**From:** By-Law and Licensing  
**Sent:** Tuesday, February 18, 2020 9:18 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Bylaw@vaughan.ca  
**Subject:** FW: IMPORTANT! Clubhouse Developments Inc Concern

**Importance:** High  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed



Good morning,

Please see below for your reference.

Kind regards,

**Citizen Service Representative**  
P: 905-832-2281

**City of Vaughan | By-law & Compliance, Licensing & Permit Services**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
vaughan.ca



**From:** Gianluca Ruggeri [REDACTED] >  
**Sent:** Sunday, February 16, 2020 7:14 PM  
**To:** DevelopmentPlanning@vaughan.ca  
**Cc:** marurizio.bevilacqua@vaughan.ca; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Bylaw@vaughan.ca  
**Subject:** IMPORTANT! Clubhouse Developments Inc Concern  
**Importance:** High

[REDACTED] Woburn Drive, Vaughan Ontario, L4L 7H8

Sunday February 16, 2020

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 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 health of the existing community members
- \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- \* 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.

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) 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.

Sincerely yours,

Gianluca Ruggeri

Copy to Mayor and all Councillors and planners

Todd Coles  
City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

C 3
COMMUNICATION
CW (PH) MAR 3/20
ITEM - 4

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 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 **health** of existing community members
- \* Increasing traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods
- \* Reducing the Natural Heritage of the Community

The inherent biodiversity of the area is a gift that very few communities enjoy.

The proposed infill development will add a minimum of an additional 3000 vehicles. This will further tax the already congested roadways and turn the neighbourhood 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), 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 a science based environmental review as well as other necessary studies. In addition I request City Council provide current landowners a Notice of Intervention to designate to preserve the potential cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Susan Sigrist

Vaughan Resident

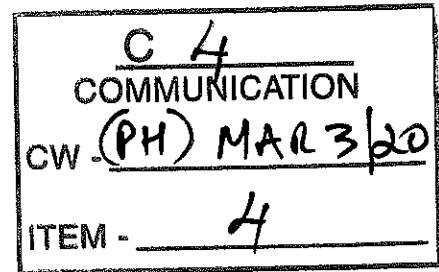
Copy to Mayor and all Councillors and planners



Sabrina Sartori  
Kiloran Avenue  
Woodbridge, Ontario  
L4L 3M3

February 18, 2020

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 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 health of the existing community members;
- \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods;
- \* 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.

The proposed infill development will add a minimum of an additional 3000 vehicles on our already congested roadways and neighbourhoods. There have been many instances where I am not able to get out of my own driveway due to the already congested roads leading out to Islington Avenue.

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) 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.

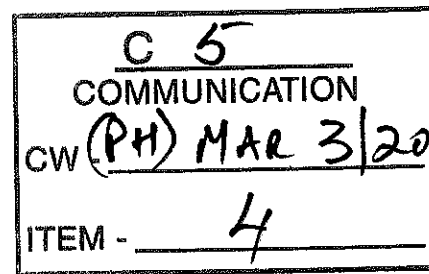
Sincerely yours,

Sabrina Sartori

Vaughan Mills Rd  
Woodbridge, Ontario  
L4H 1B2

Feb 20, 2020

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**

My name is Robert Pizzola, I've been a resident of Vaughan since 1990 and have lived in the Woodbridge Highlands, one of the premier sub-divisions in Vaughan along with my wife and 3 children since 2003. It's very disappointing to hear that an application to develop the Board of Trade golf course has been submitted to the City. Such a beautiful and picturesque area where wild life and nature are allowed to exist right in the heart of Woodbridge. I cannot begin to describe the calmness and serenity I feel every time I drive on Clarence Ave. The tree canopy lining the road with such a gorgeous green backdrop. Our community is extremely upset with the application that has been submitted.. How could council even consider the moving forward without first consulting with the residents impacted by this application? The subject land is considered "open green space" and with a stroke of a pen, the developers are asking council to change the rules in the middle of the game all in the name of profit and greed. This is not fair to the entire residents who paid a substantial premium to live in the area. The proposed development will have a significant impact on our quality of life. As our representatives on Council we need your help to stop this travesty from happening.

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

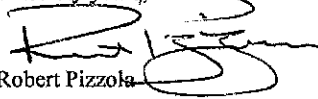
- \* Destroying the natural biodiversity of the area
- \* Creating an environment that is detrimental to the health of the existing community members
- \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- \* 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.

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) 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.

Sincerely yours,

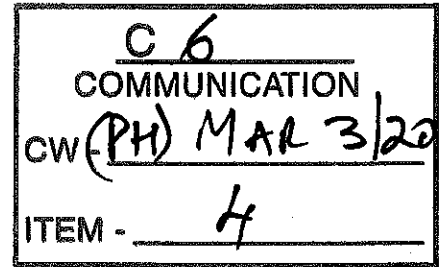


Robert Pizzola

Please cc: Tony Carella, The Mayor and all Councillors and Planners.

**From:** Coles, Todd  
**Sent:** Wednesday, February 19, 2020 3:18 PM  
**To:** Clerks@vaughan.ca; Buchanan, Andrea  
**Cc:** Bartolomeo, Julia  
**Subject:** FW: Files OP .19.014, Z.19.038 and 19T-19V007

**Follow Up Flag:** Follow up  
**Flag Status:** Completed



**From:** Cavalluzzo, Fabrizio <Fabrizio.Cavalluzzo@vaughan.ca>  
**Sent:** Tuesday, February 18, 2020 9:23 AM  
**To:** [REDACTED]  
**Cc:** Ciafardoni, Joy <Joy.Ciafardoni@vaughan.ca>; Tullo, Julia <Julia.Tullo@vaughan.ca>; Coles, Todd <Todd.Coles@vaughan.ca>; Bartolomeo, Julia <Julia.Bartolomeo@vaughan.ca>  
**Subject:** FW: Files OP .19.014, Z.19.038 and 19T-19V007

Dear Umberto and Julia,

On behalf of Mayor Bevilacqua, I am acknowledging receipt of your email.

The Mayor thanks you for taking the time to write our office and share your concerns.

Kind regards,

**Fabrizio Cavalluzzo**  
Special Assistant to the Mayor - Community Relations  
Hon. Maurizio Bevilacqua, P.C.  
Mayor, City of Vaughan  
905-832-8585 Ext. 8835 | [Fabrizio.Cavalluzzo@vaughan.ca](mailto:Fabrizio.Cavalluzzo@vaughan.ca)

**City of Vaughan | Office of the Mayor**  
2141 Major Mackenzie Dr. Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



**From:** [REDACTED]  
**Sent:** Sunday, February 16, 2020 5:10 PM  
**To:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>  
**Subject:** Files OP .19.014, Z.19.038 and 19T-19V007

February 16, 2020

Mr. Umberto & Mrs Julia Ippoliti

■ Squire Graham Lane

Woodbridge, Ontario

L4L 7C6

Maurizio Bevilacqua, Mayor

City of Vaughan

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 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 health of the existing community members
- Increase, exponentially, the Traffic congestion that already exists. As we speak traffic is continuously being increased with the already

**approved developments** in the surrounding neighbourhoods.

- 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!

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 never ending nightmare.

I believe that a detailed study supported by:

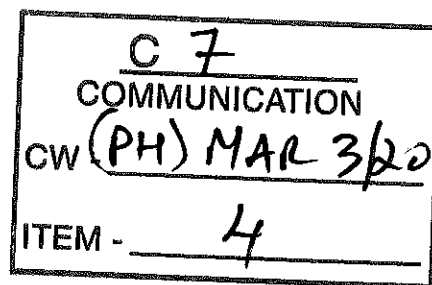
- Cultural Heritage Impact Assessment,
- Environmental Impact Study
- Comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community)
- Health Impact and Social Impact Studies, and
- Other studies are critical to properly assess the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

Sincerely yours,

Mr. Umberto & Mrs. Julia Ippoliti

----- Forwarded message -----

From: **Rosan Pietras** [REDACTED]  
Date: Mon., Feb. 17, 2020, 8:01 a.m.  
Subject: Objection to Development on the former Board of Trade Golf Course  
To: rosanpietras [REDACTED]



February 17, 2020

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 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.

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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) 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.

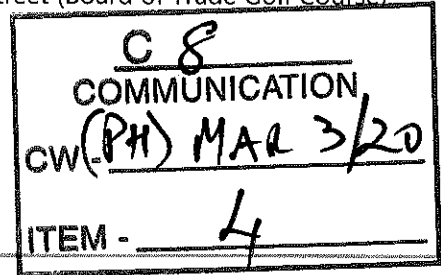
Sincerely yours,

M. Rosan Pietras

Copy to Mayor and all Councillors and planners

**From:** Coles, Todd  
**Sent:** Monday, February 17, 2020 9:39 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Buchanan, Andrea  
**Subject:** Fw: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course)

**Follow Up Flag:** Follow up  
**Flag Status:** Completed



**From:** R Romano Baldassarra [REDACTED]  
**Sent:** February 17, 2020 8:15 PM  
**To:** DevelopmentPlanning@vaughan.ca; Bylaw@vaughan.ca; Coles, Todd  
**Cc:** maurizio.bevilaqua@vaughan.ca; Rosati, Gino; Carella, Tony; Jackson, Linda; Ferri, Mario; Fraaaaaank  
**Subject:** Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course)

Rosanna Romano Baldassarra  
Frank Baldassarra  
[REDACTED] Squire Graham Lane  
Woodbridge, Ontario  
L4L 7C6

Monday, February 17, 2020

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**

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Sincerely yours,

Frank and Rosanna Baldassarra

Copy to Mayor and all Councillors and planners



**Date:** February 21, 2020

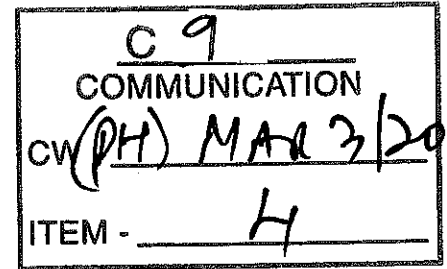
Todd Coles

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**

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Sincerely yours,

John and Lori Massullo

■ Carstad Crescent

February 18, 2020

Mr. Todd Coles  
City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Domenic & Emily Lombardi  
[REDACTED] Wycliffe Avenue  
Woodbridge, ON L4L 3P2

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**

My wife and I have been owners of [REDACTED] Wycliffe Avenue since 1981. We always wanted to live in this community and worked hard to achieve ownership of our house. We are proud to live here because it is a beautiful community, calm and full of charm.

By this letter, we are 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.

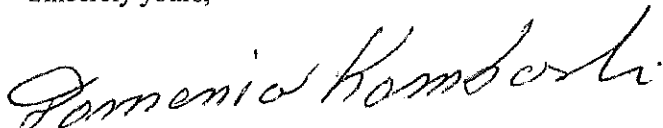
The proposed infill jeopardizes the natural balance of nature in the area by

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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), 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.

We would appreciate your immediate attention to this matter.

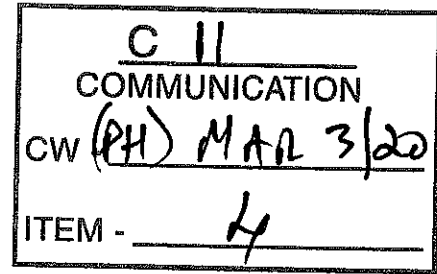
Sincerely yours,

  
Domenic Lombardi

Copies to Mayor and all Councillors and planners

C 10
COMMUNICATION
CW-(PH) MAR 3/20
ITEM - 4

**From:** Bartolomeo, Julia  
**Sent:** Friday, February 21, 2020 9:19 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Buchanan, Andrea  
**Subject:** FW: IMPORTANT



Please see below.

**Julia Bartolomeo**  
**Supervisor, City Clerk's Administrative Services**  
(905) 832-8585, ext. 8280 | [julia.bartolomeo@vaughan.ca](mailto:julia.bartolomeo@vaughan.ca)

**City of Vaughan | Office of the City Clerk**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



**From:** By-Law and Licensing <[ByLaw.Licensing@vaughan.ca](mailto:ByLaw.Licensing@vaughan.ca)>  
**Sent:** February-21-20 8:22 AM  
**To:** Bartolomeo, Julia <[Julia.Bartolomeo@vaughan.ca](mailto:Julia.Bartolomeo@vaughan.ca)>  
**Cc:** [Bylaw@vaughan.ca](mailto:Bylaw@vaughan.ca)  
**Subject:** FW: IMPORTANT

Hi Julia,

Here is another one of those objection letters.

**Victoria Mckaig**  
**Citizen Service Representative**  
P: 905-832-2281 | [victoria.mckaig@vaughan.ca](mailto:victoria.mckaig@vaughan.ca)

**City of Vaughan | By-law & Compliance, Licensing & Permit Services**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)

**From:** lori grech <[REDACTED]>  
**Sent:** Thursday, February 20, 2020 8:37 PM  
**To:** [marurizio.bevilacqua@vaughan.ca](mailto:marurizio.bevilacqua@vaughan.ca); Ferri, Mario <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Rosati, Gino <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Jackson, Linda <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; Carella, Tony <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>; [Bylaw@vaughan.ca](mailto:Bylaw@vaughan.ca); [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** IMPORTANT

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 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
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- \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- \* 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.

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) 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.

Sincerely yours,

Lori Grech Vennare

Copy to Mayor and all Councillors and planners

Paola Maria Stefania Crocetti  
Kilmuir Gate, Woodbridge,  
L4L 3L9

February 16, 2020

Todd Coles  
City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

C 12	
COMMUNICATION	
CW (PH)	MALB 20
ITEM -	4

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 I am responding to the "Notice to the Public" dated Feb. 7th, that I recently received. I am formally submitting my objection to the above highlighted complete application.

This second application for the proposed infill is twice as invasive and detrimental to the community than the previous application that was withdrawn May 8th, 2018.

This development jeopardizes the natural balance of nature in the area by destroying the natural biodiversity of the area, 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.

This dramatic change will be detrimental to the health of the existing community members.

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 to the existing infrastructure, this will further tax the already congested roadways and turn our neighbourhoods into an unmanageable traffic nightmare.

At the May 23rd, 2018 COW meeting the requirement of an Interim Control By-law was dismissed due to the fact that the application had been withdrawn. Now that the application has been resubmitted the adoption of an Interim Control By-law is required.

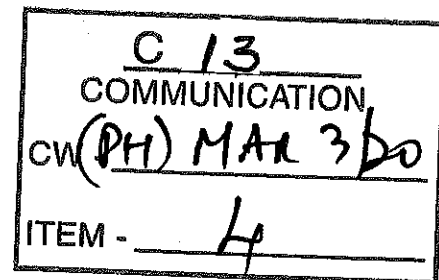
Council needs to avail itself of all the critical information so that they can make an informed decision relative to this application, this is only possible with a detailed study supported by independent unbiased studies such as Cultural Heritage Impact Assessment, Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) and other studies. The detailed studies can only be possible with the implementation of an Interim Control By-law, provide the appropriate timeframe to 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,

Paola Maria Stefania Crocetti

**From:** Coles, Todd  
**Sent:** Monday, February 17, 2020 9:37 PM  
**To:** Clerks@vaughan.ca  
**Subject:** Fw: Board of Trace Golf Course

**Follow Up Flag:** Follow up  
**Flag Status:** Completed



**From:** Suzanne Mezzomo [REDACTED]  
**Sent:** February 17, 2020 3:59 PM  
**To:** Coles, Todd  
**Cc:** Ferri, Mario; Rosati, Gino; DevelopmentPlanning@vaughan.ca  
**Subject:** Board of Trace Golf Course

February 17th, 2020

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 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
- \* Increase the **Traffic congestion** that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- \* Reducing the Natural Heritage of the Community

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.

The infrastructure is NOT there to support the expected additional traffic.

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) 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.

Regards,

Suzanne Mczomo

■ Wakelin Court

Woodbridge, ON



Roland Gatti

Donbay Dr  
Kleinburg, On  
L0J 1C0

February 17, 2020

Todd Coles

C 14	
COMMUNICATION	
CW(PH)	MAR 3/20
ITEM -	4

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**

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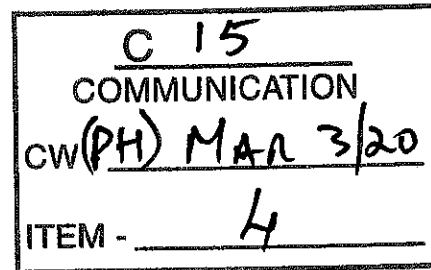
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Sincerely yours,

*Roland Gatti*

**From:** Bryan Lima [REDACTED]  
**Sent:** Thursday, February 20, 2020 11:58 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Bevilacqua, Maurizio; Jackson, Linda; lafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan  
**Subject:** Files OP .19.014, Z.19.038 and 19T-19V007

**Nadia Lima**  
[REDACTED] Squire Graham Lane  
Woodbridge ON  
L4L7C6



February 21, 2020

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

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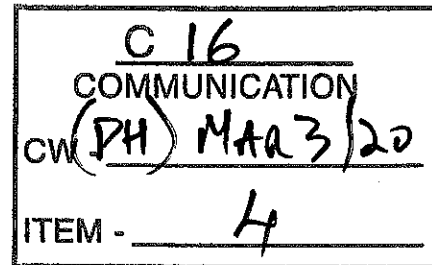
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Sincerely yours,

Nadia Lima

Copy to Mayor and all Councillors and planners

**From:** Bryan Lima [REDACTED]  
**Sent:** Friday, February 21, 2020 12:00 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Bevilacqua, Maurizio; Jackson, Linda; lafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan  
**Subject:** Files OP .19.014, Z.19.038 and 19T-19V007



Bryan Lima  
[REDACTED] Squire Graham Lane  
Woodbridge ON  
L4L7C6

February 21, 2020

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

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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) 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.

Sincerely yours,

Bryan Lima

Copy to Mayor and all Councillors and planners

---

**From:** Coles, Todd  
**Sent:** Wednesday, February 19, 2020 3:16 PM  
**To:** Clerks@vaughan.ca; Buchanan, Andrea  
**Cc:** Bartolomeo, Julia  
**Subject:** FW: Clubhouse Development Inc. - Formal objection

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

<b>C 17</b>
<b>COMMUNICATION</b>
<b>CW(PH) MAR 3/20</b>
<b>ITEM - 4</b>

**From:** Cavalluzzo, Fabrizio <Fabrizio.Cavalluzzo@vaughan.ca>  
**Sent:** Tuesday, February 18, 2020 9:17 AM  
**To:** [REDACTED]  
**Cc:** Ciafardoni, Joy <Joy.Ciafardoni@vaughan.ca>; Tullo, Julia <Julia.Tullo@vaughan.ca>; Coles, Todd <Todd.Coles@vaughan.ca>; Bartolomeo, Julia <Julia.Bartolomeo@vaughan.ca>  
**Subject:** FW: Clubhouse Development Inc. - Formal objection

Dear Vito and Maria,

On behalf of Mayor Bevilacqua, I am acknowledging receipt of your email.

The Mayor thanks you for taking the time to write our office and share your concerns.

Kind regards,

**Fabrizio Cavalluzzo**  
Special Assistant to the Mayor - Community Relations  
Hon. Maurizio Bevilacqua, P.C.  
Mayor, City of Vaughan  
905-832-8585 Ext. 8835 | [Fabrizio.Cavalluzzo@vaughan.ca](mailto:Fabrizio.Cavalluzzo@vaughan.ca)

**City of Vaughan | Office of the Mayor**  
2141 Major Mackenzie Dr. Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



---

**From:** Capizzo, Maria <[REDACTED]>  
**Sent:** Monday, February 17, 2020 8:13 PM  
**To:** 'maurizio.bevilacqua@vaughan.ca'  
**Subject:** FW: Clubhouse Development Inc. - Formal objection

---

**From:** Capizzo, Maria

**Sent:** 2020, February, 17 8:10 PM

**To:** 'marurizio.bevilacqua@vaughan.ca' <marurizio.bevilacqua@vaughan.ca>; 'mario.ferri@vaughan.ca' <mario.ferri@vaughan.ca>; 'bylaw@vaughan.ca' <bylaw@vaughan.ca>; 'developmentplanning@vaughan.ca' <developmentplanning@vaughan.ca>; 'tony.carella@vaughan.ca' <tony.carella@vaughan.ca>; 'gino.rosati@vaughan.ca' <gino.rosati@vaughan.ca>; 'linda.jackson@vaughan.ca' <linda.jackson@vaughan.ca>

**Cc:** VITO E MARIA CAPIZZO <[REDACTED]>

**Subject:** Clubhouse Development Inc. - Formal objection

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 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 health of the existing community members
- \* Increase the Traffic congestion that already exists and 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.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighborhoods 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) 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.

Sincerely yours,

Vito and Maria Capizzo

Copy to Mayor and all Councillors and planners

If you received this email in error, please advise the sender (by return email or otherwise) immediately. You have consented to receive the attached electronically at the above-noted email address; please retain a copy of this confirmation for future reference. You may unsubscribe from promotional emails.

Si vous recevez ce courriel par erreur, veuillez en aviser l'expéditeur immédiatement, par retour de courriel ou par un autre moyen. Vous avez accepté de recevoir le(s) document(s) ci-joint(s) par voie électronique à l'adresse courriel indiquée ci-dessus; veuillez conserver une copie de cette confirmation pour les fins de référence future. Vous pouvez vous désinscrire de la liste d'envoi de courriels promotionnels.





KeepVaughanGreen.com

Clement Messere  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

C 18	
COMMUNICATION	
CW (PH)	MAR 3/20
ITEM - 4	

February 4, 2020

**Re: File 19T-19V007 20 Lloyd Street**

Dear Mr. Clemente Messere

We are responding to your letter regarding application File 19T-19V007 20 Lloyd Street. We are disappointed that we were only given until February 4 (today) to provide comment. While the applicant has had several months and years to formulate their application, we feel that it would be only fair and equitable to be given the time to compile an adequate response.

Nonetheless, Keep Vaughan Green and its sizeable membership continues to have serious concerns about the proposed application and the impact it will have on the community, given that the new development application calls for **more than double** the original residential development application. I am sure that you will agree that the application that is before us now is more than a mere infill development application and requires more resources, thought and consideration.

We are also concerned that Vaughan planning staff, related departments and agencies will not have the adequate time and resources to consider all aspects and impact of an application this size, including but not limited to the impact on the existing community, the environment, traffic, quality of life, wildlife, loss of green space and the potential loss of indigenous ancestral lands.

As in 2018, Keep Vaughan Green believes that an interim control by-law would be in the public interest and benefit all parties involved, including Vaughan planning staff, where fair and independent expert planning advice can be obtained to ensure that we are in fact making the right decisions.

Based on the lack of time and due consideration that an application of this magnitude requires, Keep Vaughan Green and its membership does not have the confidence necessary to support this application and has no other choice but to oppose this application.

We respectfully ask that Keep Vaughan Green be apprised of any developments on this application, including the anticipated dates of when the public hearing and committee of the whole meetings will be.

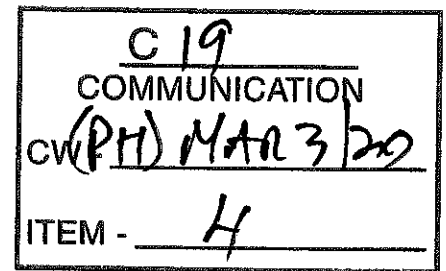
Sincerely,

Laura Federico  
Keep Vaughan Green

CC: Members of Keep Vaughan Green

**From:** Messere, Clement  
**Sent:** Wednesday, February 12, 2020 1:52 PM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Clubhouse Development Inc. Application

**Follow Up Flag:** Follow up  
**Flag Status:** Completed



Hello,

Below is correspondence with regard to Files OP.19.014, Z.19.038 and 19T-19V007 that are scheduled to be considered at the March 3, 2020 PH.

Regards  
Clement

**From:** Squadrilla, Dorianne <Dorianne.Squadrilla@vaughan.ca>  
**Sent:** Wednesday, February 12, 2020 12:35 PM  
**To:** Messere, Clement <Clement.Messere@vaughan.ca>  
**Subject:** FW: Clubhouse Development Inc. Application

FYI...

**From:** [REDACTED]  
**Sent:** Tuesday, February 11, 2020 5:48 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** [Council@vaughan.ca](mailto:Council@vaughan.ca)  
**Subject:** Clubhouse Development Inc. Application

I am writing to oppose the planning applications (File numbers OP.19.014, Z.19.038 and 19T-19V007) submitted by Clubhouse Developments Inc.

My family has been living in the vicinity of the subject lands since 1981. We love our community and the prospect of seeing its natural and social character radically disrupted and altered fills us with anxiety and apprehension. What right does anyone have to place such a burden on us, clouding our daily existence for months, if not years, as we struggle to defend what is most dear to us. And this is not the first time that Clubhouse Developments Inc. has submitted and then withdrawn applications concerning these subject lands, and with impunity, after having disquieted the lives of thousands of citizens for months! And here we go again.

I oppose this proposal

- Because it destroys a natural, green environment forever, our green and historical patrimony.
- Because it fundamentally disrupts our social living.
- Because it congests our streets with cars and buses and trucks.

- Because it pollutes our air.
- Because it is injurious to our health and well-being.
- Because it overcrowds our schools and community centres.
- Because it depreciates the value of our homes.
- Because it is ill-conceived, an insult to what a rational, beneficial and esthetic urban development should be.
- Because it is undemocratic in its attempt to impose the will of a few on a whole community.

Furthermore, consider the mental and emotional anguish of those citizens who suddenly may have a roadway running behind or beside their home!

What assessment has been done regarding the cost to the community?....

For these reasons, this application should not be approved.

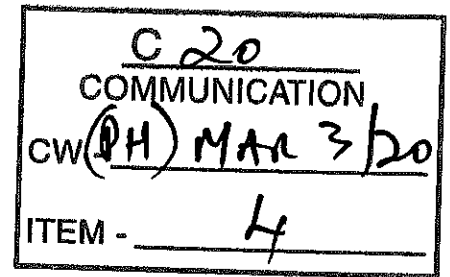
Cordially,

Sergio Villani, PhD

■ Cairnburg Place

Woodbridge L4L 3L5

**From:** Messere, Clement  
**Sent:** Monday, February 10, 2020 8:52 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: 20 Lloyd St -Board of Trade - Country Club  
**Attachments:** Scan0002.pdf  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed



Hello,

Please see correspondence with respect to the Clubhouse Developments Inc. (Files Op.19.014, Z.19.038 and 19T-19V007) that is scheduled for Public Hearing on March 3, 2020.

Regards

**Clement Messere, BAA, MCIP, RPP**  
**Senior Planner**

T: 905-832-8585 x 8409 | F: 905-832-6080 | [clement.messere@vaughan.ca](mailto:clement.messere@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[www.vaughan.ca](http://www.vaughan.ca)



**From:** GW Ratepayers Association <gwratepayers@gmail.com>  
**Sent:** Tuesday, February 04, 2020 12:42 PM  
**To:** Messere, Clement <Clement.Messere@vaughan.ca>; Maria Verna <[REDACTED]>; Tony Alati <carryingplaceratepayers@rogers.com>; KEEP VAUGHAN GREEN <keepvaughangreen@gmail.com>; Carella, Tony <Tony.Carella@vaughan.ca>; Coles, Todd <Todd.Coles@vaughan.ca>  
**Subject:** Re: 20 Lloyd St -Board of Trade - Country Club

Hi Clement

With the February 4, 2020, the first response date has arrived, The Greater Woodbridge Ratepayer Association has engaged with our other stakeholders during the first application process to be transparent and in opposition to the 1st application for the Board of Trade (Country Club) Golf Course.

This 2nd application is regrettable because it clearly doesn't represent the community's input and wishes for no development. There are a multitude of reasons to not be in favour of this 2nd application, some of which were discussed during the 1st process. We asked for

an extension January 29, 2020 of 1 month, and a meeting with the senior staff and stakeholders. This will be necessary moving forward outside of public interactions and the City of Vaughan Council. For the record, has any COV staff or Council had any pre-application preparatory discussions regarding the 1st application or 2nd application process? This would have to be construed as a possible conflict of interest in this project application. I have attached our COMMENT SHEET dated February 4th, 2020.

Best Regards  
Tony Lorini  
President  
Greater Woodbridge Ratepayer Association

On Thu, Jan 30, 2020 at 4:19 PM Messere, Clement <[Clement.Messere@vaughan.ca](mailto:Clement.Messere@vaughan.ca)> wrote:

Hello Tony,

The Request for Comments is one of the first steps in the review process, where this department requests various City departments and external agencies to review the applications and supporting documents.

These applications will be subject to a Public Hearing and you will be notified of same in advance. As a residents' group, you will be able to make an oral deputation at the Public Hearing and/or provide written comments to Planning Department or Clerks Department. You are also able to provide written comment after the Public Hearing for consideration in a future required recommendation report for Council consideration.

Should your comments not be received by this Department by the suggested deadline, you will have the ability to express them at the Public Hearing and/or prior to the preparation of staff's recommendation report.

You have also requested a meeting with senior staff. Can you please advise as to the individuals that you are requesting to attend? And, if you have specific topics of discussion?

Regards,

**Clement Messere, BAA, MCIP, RPP**

**Senior Planner**

T: 905-832-8585 x 8409 | F: 905-832-6080 | [clement.messere@vaughan.ca](mailto:clement.messere@vaughan.ca)

**City of Vaughan | Development Planning Department**

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

[www.vaughan.ca](http://www.vaughan.ca)



**From:** GW Ratepayers Association <[gwratepayers@gmail.com](mailto:gwratepayers@gmail.com)>

**Sent:** Wednesday, January 29, 2020 11:14 AM

**To:** Messere, Clement <[Clement.Messere@vaughan.ca](mailto:Clement.Messere@vaughan.ca)>

**Subject:** 20 Lloyd St -Board of Trade - Country Club

Hi Clement

I would like to get details for extending the February 4th, 2020 date for the proposal to be pushed back possibly 1 month to review the details with our partners and stakeholders. Can you give us a time for us to meet with you and your senior team or at least how much notice we need to give you to co-ordinate a meeting with you and your staff.

Best Regards

Tony Lorini

President

Greater Woodbridge Ratepayers Association

--

## GWRA Executives

Visit our website: [www.gwra.ca](http://www.gwra.ca)

Like Us on Facebook: [www.facebook.com/greaterwoodbridgeratepayers](https://www.facebook.com/greaterwoodbridgeratepayers)

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

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## GWRA Executives

Visit our website: [www.gwra.ca](http://www.gwra.ca)

Like Us on Facebook: [www.facebook.com/greaterwoodbridgeratepayers](https://www.facebook.com/greaterwoodbridgeratepayers)



PERTINENT STATISTICS:

Land Area - Total	118.2	Hectares
Land Area - Developable Net	40.7	Hectares
Land Area - Residential Total	29.6	Hectares
Land Area - Mixed-Use Blocks	3.1	Hectares
Land Area - Open Space Park	70	Hectares
Land Area - Streets/Laneways	11.3	Hectares
Land Area - StormWater Management Pond	4.7	Hectares
Land Area - Buffers	2.6	Hectares
Dwelling - Detached	475	Units
Dwelling - Mixed-Use Block 502	329	Units
Dwelling - Mixed-Use Block 503	287	Units
Dwelling - Townhouse Street	64	Units
Dwelling - Townhouse Laneways	60	Units

The proposed unit yield is approximately 1215 units, with 1099 units in the North Neighbourhood and 116 in the South Neighbourhood as shown in attachment 4.

**IMPORTANT NOTE:** If no comments or conditions are received, the staff report will proceed without them. For your comments and conditions to be incorporated into the final staff report, please respond on or before Feb/04/2020

Please indicate: COMMENT ☒ NO COMMENT ☐

*COMMENTS ARE IN OUR EMAIL TO BE PRIVY TO THE APPLICATION PROCESS.*

IF NO RESPONSE IS RECEIVED BY THE DATE INDICATED, IT WILL BE ASSUMED THAT THERE ARE NO OBJECTIONS OR COMMENTS FORTHCOMING. SHOULD AN EXTENSION BE REQUIRED, PLEASE INFORM THE VAUGHAN DEVELOPMENT PLANNING DEPARTMENT.

Yours truly,

Clement Messere  
clement.messere@vaughan.ca  
(905) 832-8585, ext. 8409

*TONY LORINI ✓*  
PRESIDENT  
GREATER WOODBRIDGE RATEPAYERS ASSOCIATION.

PERTINENT STATISTICS:

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Yours truly,

Clement Messere  
clement.messere@vaughan.ca  
(905) 832-8585, ext. 8409

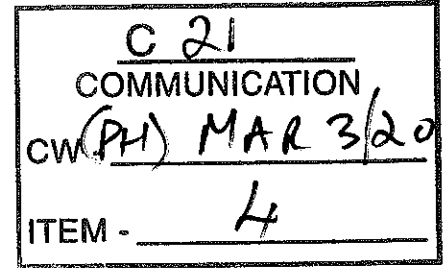
*TONY LORIANI ✓*  
PRESIDENT  
GREATER WOODBRIDGE RATEPAYERS ASSOCIATION.

**Britto, John**

---

**From:** anna Pulla <[REDACTED]>  
**Sent:** Friday, February 21, 2020 2:26 PM  
**To:** Clerks@vaughan.ca  
**Subject:** Board of Trade Development

**Follow Up Flag:** Follow up  
**Flag Status:** Completed



Anna & Emilio Pulla  
[REDACTED] Cairnburg Place  
Woodbridge, ON  
L4L3L5

Office of the City Clerk,

**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.

My name is Anna Pulla and I have been living in the Wycliffe and Clarence community for the last 35 years until present. We have chosen to raise our family here because of the friendly community, natural balance of nature, and limited traffic within the area. All of this has allowed our family to grow up in this beautiful neighborhood feeling happy and safe.

The development proposal will without a doubt cause the following problems for my family, friends, and fellow neighbors:

- \* Destroying the natural biodiversity of the area
- \* Creating an environment that is detrimental to the **health** of the existing community members
- \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighborhoods.
- \* Reducing the Natural Heritage of the Community

Our community is totally and passionately against this proposal as it will negatively impact my family, friends, neighbors, the community, and myself. Please make this matter a main priority and concern.

Thank you for your attention to this issue.

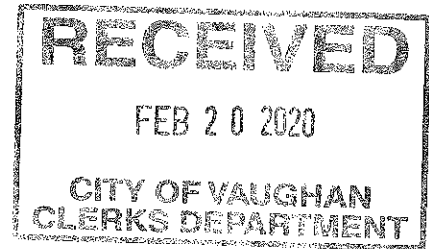
Regards,  
Anna & Emilio Pulla

Penelope and Joseph Castrodale  
[REDACTED] Cairnburg Place, Woodbridge, L4L3L5

C 22	
COMMUNICATION	
CW (PH)	MAR 3/20
ITEM - 4	

Feb. 17, 2020

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 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

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- \* 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.

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) 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.

Sincerely yours,

*P. Castrodale*  
Penelope Castrodale

Copy to Mayor and all Councillors and planners

**Subject:** Objection to the Clubhouse Developments

**PUBLIC HEARING  
COMMUNICATION** C23

Date: Mar 3/20 ITEM NO. 4

**From:** Diego Marin <[REDACTED]>  
**Sent:** Monday, February 24, 2020 2:48 PM  
**To:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>  
**Subject:** [External] Objection to the Clubhouse Developments

February 24, 2020

Mr. Maurizio Bevilacqua  
Mayor  
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.

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- \* Creating an environment that is detrimental to the health of the existing community members
- \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- \* 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.

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) 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.

Sincerely yours,

Diego & Judy Marin



**Subject:**

clubhouse development inc. Files OP.19.014, Z.19.038 and 19T-19V007

**PUBLIC HEARING  
COMMUNICATION**

**Date:** Mar 3/20 **ITEM NO.** 4

**From:** Angela Agostini

**Sent:** Friday, February

**To:** Messere, Clement <Clement.Messere@vaughan.ca>

**Subject:** clubhouse development inc. Files OP.19.014, Z.19.038 and 19T-19V007

Attention: Mr. Clemente Messere.

Mr. Messere,

My name is Angela Agostini and my family and I been living at [REDACTED] Wycliffe Ave, in Woodbridge for the last 37 years. We currently find ourselves with a substantial housing development proposed in our backyard as well as a new road between the two homes just one house away from us.

We are sure that your planning department, councillors and mayor are well aware that the Board of Trade Golf Course is designed as open space park. To think, that a Developer can just come in and disrupt a mature community by building in excess of twelve hundred homes and a road right on Wycliffe Ave, is unthinkable. By approving such a massive development our homes will lose value and we would have the excess noise, dust and community disruption to bear as long as construction is ongoing. When we bought our home there was never a mention of new developments and new roads to build in the future, that is why we paid a premium for our home and now suddenly everything has changed.

Therefore, we propose the following:

- 1) No permit should be given to the developer to open a Road on Wycliffe Ave
- 2) Developer to provide a buffer zone of at least 100 Feet from the backyard fence, think of the hundred of trees saved all around the perimeter of the golf course.
- 3) Scale back the development.
- 4) Developer must find alternative location to build a new road, and never on Wycliffe Ave.
- 5) Traffic on Wycliffe Ave will become far too congested.

Best Regards,  
Angela Agostini.

P.S. please respond to this email,  
Thank you

**Subject:**

Clubhouse Developments Inc., 20 Lloyd Street(Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

**PUBLIC HEARING  
COMMUNICATION**

C25

Date: Mar 3/20 ITEM NO. 4

From: Lucy <[REDACTED]>

Sent: Friday, February 21, 2020 3:43 PM

To: Clerks@vaughan.ca

Subject: Re: Clubhouse Developments Inc., 20 Lloyd Street(Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Feb. 21, 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.19.088 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 health of the existing community members
- \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- \* 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.

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) 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.

Sincerely yours,

Joe and Lucy Galante

[REDACTED]

Sent from my iPhone



Doris Olivi

PUBLIC HEARING  
COMMUNICATION

C26

Date: Mar 3/20 ITEM NO. 4

February 21, 2020

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 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 Councilors 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 health of the existing community members
- \* Increase the Traffic congestion that already exists and 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.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighborhoods 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) 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.

Sincerely yours,

Doris Olivi

//Copy to Mayor and all Councilors and planners

**Subject:** [External] Clubhouse Developments Inc.  
**Attachments:** Development Letter.pdf

**PUBLIC HEARING** C27  
**COMMUNICATION**  
Date: Mar 3/20 ITEM NO. 4

**From:** LORETO ERAMO [REDACTED]  
**Sent:** February-25-20 9:43 PM  
**To:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>  
**Cc:** Bylaw@vaughan.ca; DevelopmentPlanning@vaughan.ca  
**Subject:** [External] Clubhouse Developments Inc.

Dear Mr. Bevilacqua,

Please include the attached letter in the file regarding Clubhouse Developments Inc.  
This letter opposes the proposed development.

Regards,  
Loreto Eramo

Sent from Mail for Windows 10

Loreto and Dolores Eramo

February 25<sup>th</sup>, 2020.

Mr. Maurizio Bevilacqua  
City Mayor  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Dear Mr. Bevilacqua

Re: Clubhouse Developments Inc., 26 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 have been residents of Vaughan since 1976. Over the past 44 years we have seen the impact of huge developments take over every section in Vaughan, leaving us with overcrowded neighbourhoods, congested traffic backups on roads and unsafe intersections, crowded community centres and eliminating most of the few green spaces left in our areas.

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 health of the existing community members
- \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- \* Reducing the Natural Heritage of the Community 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.

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) 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.

Sincerely yours,

Loreto Eramo

Dolores Eramo

Copy to Mayor and all Councillors and planners

IMPORTANT: This information is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under the Municipal Freedom of Information and Protection of Privacy Act. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this record is strictly prohibited. If you receive this record in error, please notify me immediately.

In an effort to be environmentally friendly, please do not print unless required for hard copy record

**Subject:** Rezoning of the Board of Trade Golf Course Lands  
**Attachments:** COW January 29 2013.pdf; COW June 19 2018.pdf; (1).pdf; (2).pdf; (3).pdf; COW MAY 2018.pdf

**PUBLIC HEARING** C28  
**COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

**From:** Hatem Abu El-Neel [REDACTED]  
**Sent:** Wednesday, February 12, 2020 10:13 PM  
**To:** Messere, Clement <Clement.Messere@vaughan.ca>  
**Cc:** Kiru, Bill <Bill.Kiru@vaughan.ca>  
**Subject:** Rezoning of the Board of Trade Golf Course Lands

Good day Mr. Messere,

Hope this email finds you well.

I've received a letter from the city of Vaughan notifying the residents that the above subject has surfaced again.

You must be aware of the minutes from the COW / council meetings held on May 8, 2018 & June 19, 2018 (attached) which directed towards studying the health, as well as the social impact from the proposed development.

I'd like also to draw you attention to few researches/points;

1. The health impact of moving from greener to less green areas has been the subject of a UK research that showed significant persistent deterioration in mental health of individuals as the surrounding environment becomes less green (the deterioration started as early as one year prior to the actual transformation taking place). Attachment (1)
2. The dollar value of the green space has been the subject of a CANADIAN research that quantified the monetary value of green space on the health (physical and mental) of individuals. Attachment (2)
3. The health impact of a major development project (Gambling expansion in Toronto --> in particular the proposal to build a casino in Vaughan back in 2013) was the subject of a technical report done by Toronto Public health & CAMH which studied the mental health/Social impact of such development on the society. Attachment (3)
4. The city of Vaughan did consider the recommendations from the aforementioned technical report while discussing the Casino proposal as shown in minutes from the COW meeting on January 29, 2013. (Attached)

In light of the directions from the COW on May 8, 2018 & Council meeting on June 19, 2018, kindly advise on how will the planning department consider studying the health/social impacts of the proposed development in order to protect the current residents (especially those like myself who would experience the hardest impact of this development living directly next to the green space that is targeted to disappear)?

Thanking you in advance for your response.

Regards,

Hatem ABOU EL NILE  
Resident at [REDACTED]lmuir gate, Vaughan

[REDACTED]

On Wednesday, March 14, 2018, 04:59:32 p.m. EDT, Messere, Clement <[clement.messere@vaughan.ca](mailto:clement.messere@vaughan.ca)> wrote:

Hello Mr. Abou El Nile,

As you are aware, we received Application OP.18.001 on January 8, 2018 to amend the Official Plan related to the Board of Trade Golf Course lands. The application was deemed to be Complete by the City on February 7, 2018, pursuant to *Planning Act* requirements. A Notice to the Public of a Complete Application, dated February 15, 2018, was mailed to an expanded area by the City. As previously advised, this application is in the initial stages of review. The issue raised in your correspondence, together with all others, will be considered as part of the processing of the development proposal.

You have asked how the City will assess the social and health impacts of the proposed redevelopment on the community, and for a determination of the steps to be taken, the responsible personnel and time lines.

At this stage, I can advise that the City will be assessing this application as it does other applications, and that a precise time line cannot be provided. The City will host a Statutory Public Meeting, in accordance with the requirements of the *Planning Act*, that will give the public an opportunity to advise Council and staff of any concerns or comments in respect of the application. The Applicant also typically attends such a meeting, may provide a presentation, and will hear the submissions made to Council. A date for the Public Meeting has not been set.

Following the Public Meeting, staff will consider the concerns raised by the community. Through that process, and following a fulsome review of the documents submitted in support of the application, a recommendation report will be prepared by staff for Council's consideration. This report will include a recommendation for Vaughan Council and will address comments received from the community. Various staff members are involved in the preparation of the report, with input being provided by various experts and disciplines at the City, as well as external agencies such as the TRCA and the Region of York. The process of coming to a recommendation is complex and is arrived at after months of review.

In support of the application, the Applicant has submitted a number of reports that may be of interest to you. Specifically, you may wish to go to our website wherein we have posted the reports received (see link below) and review the following:

- Planning Justification Report;
- Urban Design and Sustainability Guidelines
- Pedestrian and Bicycle Circulation Plan
- Community Services and Facilities Impact Study
- Arborist Report and Tree Inventory and Preservation Plan

<https://maps.vaughan.ca/planit/>

Please type in OP.18.001 for access to the reports submitted by the Applicant in support of the Application.

I note that that I previously provided the link to you on February 12, 2018.

If there are specific concerns with respect to the proposal and the supporting reports, then I invite you to document same and provide written correspondence and/or attend and make a deputation at the statutory public meeting.

In keeping with our standard practice, a Social/Health Impact Assessment was not required for submission as part of the development application; but we have your correspondence which has been forwarded to the Applicant for consideration.

Please note that we do not provide a staff position with respect to any development proposal in advance of a fulsome consideration of the Application, the supporting materials, internal and external comments, etc. and accordingly, will not be providing opinions/advice regarding the applications or responses to the issues identified in the correspondence until a recommendation report has been prepared for Council consideration.

I trust that this assists in providing you with a more detailed understanding of the City's planning process.

Regards,

**Clement Messere, BAA, MCIP, RPP**

**Senior Planner**

T: 905-832-8585 x 8409 | F: 905-832-6080 | [clement.messere@vaughan.ca](mailto:clement.messere@vaughan.ca)

**City of Vaughan | Development Planning Department**

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

[www.vaughan.ca](http://www.vaughan.ca)



Liberina and Michael Fontaine  
Foreview Court  
Woodbridge, Ontario

February 22, 2020

Todd Coles  
City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**PUBLIC HEARING  
COMMUNICATION**

C29

Date: Mar 3/20 ITEM NO. 4

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.

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 health of the existing community members.
- \* Increase the traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods
- \* 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.
- \* 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.

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.

Sincerely Yours,

Liberina and Michael Fontaine

Copy to Mayor and all Councillors and planners



---

**Subject:** [External] Clubhouse Developments Inc.  
**Attachments:** Letter to City Hall.pdf; ATT00001.txt

-----Original Message-----

From: Libby Fontaine [REDACTED]  
Sent: Saturday, February 22, 2020 10:06 AM  
To: Clerks@vaughan.ca  
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>  
Subject: [External] Clubhouse Developments Inc.

**Subject:**

[External] re: Proposed infill development - Board of Trade

**Attachments:**

Frank G Massara - letter - Board of Trade development.pdf

**PUBLIC HEARING  
COMMUNICATION**

C30

Date: Mar 3<sup>rd</sup> ITEM NO. 4

**From:** XL Financing & Advisory [REDACTED]

**Sent:** Saturday, February 22, 2020 1:48 PM

**To:** Bevilacqua, Maurizio <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>; Ferri, Mario <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Rosati, Gino <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Jackson, Linda <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; Iafrate, Marilyn <[Marilyn.Iafrate@vaughan.ca](mailto:Marilyn.Iafrate@vaughan.ca)>; Carella, Tony <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>; DeFrancesca, Rosanna <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Racco, Sandra <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>; Shefman, Alan <[Alan.Shefman@vaughan.ca](mailto:Alan.Shefman@vaughan.ca)>; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** [External] re: Proposed infill development - Board of Trade

Dear Mayor, Councillors and Clerk's Office,

Please find attached a letter regarding the proposed infill development for the Board of Trade.

I kindly request that you treat this matter with the highest priority. I, along with many other residents, will be in attendance at the Mar 3 meeting, and would be open to discuss this matter personally.

In advance, I am also available for a short call with any of you at your convenience.

Kind Regards,  
Frank

Frank G. Massara, BBA, MBA  
Managing Director  
XL Financing & Advisory

[REDACTED] Torran Road  
Toronto, ON [REDACTED] CANADA

[LinkedIn profile](#)

Frank G. Massara



February 20, 2020

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.19.088 and 19T-19V007**

My name is Frank Massara. My immediate family (parents, and brothers) have lived in this wonderful community for 38 years! Since then, most of our extended family and relatives have come to reside in the area. My father has 9 brothers and sisters, and my mother has 2 brothers - they all have families and most of them also reside in Woodbridge and especially in the vicinity of the Board of Trade Golf Course. Most of us have worked, studied, and have been involved in a wide array of activities in Woodbridge. We have also developed deep connections with thousands of other residents, business owners, community practitioners, and others in Woodbridge and Vaughan in general.

We love living in here because it is a peaceful, friendly, safe, and naturally beautiful and unique area. The area by the Board of Trade and Clarence street are especially stunning and has been a biodiverse, natural heritage feature that has substantially contributed to the quality of life of all current and former residents in the area and surrounding region for hundreds of years. When I had first found out about this proposal, I was absolutely dumbfounded, I thought that it was just another idiotic rumour. When I had mentioned it to my family, relatives and neighbors, they had felt the same way.... this couldn't be true!!

Suddenly, and surprisingly, I had received a proposal in the mail, and have noticed signs on Wycliffe Rd., Clarence St., and Waymar Heights, for potential roads that would supposedly replace immaculate homes. When I read the document, I couldn't believe what I was reading. It wasn't a rumour but a horrific proposal. My family, relatives, friends, associates and colleagues are unanimously and fervently against this proposal! Also, to add insult to injury, there appears to be a very clear intent to ram this through quickly without fair democratic process and review by all stakeholders - the most important being the actual residents - who elected you as our representatives to act in best faith!!

The proposed development jeopardizes the natural balance of nature in the area and negatively affects me, my family, and the community in very substantial ways,

- First of all, during rush hours currently in the streets surrounding the board of trade (especially Wycliffe, Torran, Kiloran and Islington), the traffic congestion is stifling, and there is no way in to expand the current roads. There are also number of schools in the area (especially primary schools) and we are very concerned as to the safety of these children due to this massive proposed development. The proposed infill development will add at least several thousand more vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.
- Secondly, we are very concerned about the destruction of natural heritage features, that have made this area a very unique and special community and environment that has significantly contributed to the quality of life of all in the community and surrounding areas for many, many years.
- Thirdly, there is substantial biodiversity, wildlife, trees and natural fauna in the area that jeopardizes the natural balance of nature in the area. This is something that very few communities enjoy.  
  
(as an aside, surprisingly, me, my family and a number of other residents have noticed on a number of occasions, workers cutting down some trees and removing shrubs in the area over the last few years, often at remote times. Is this not illegal?)
- Ramming in a proposed infill development in such an area makes absolutely no sense at all. Would building such a proposal make any sense in a unique area like Boyd Park?

By this letter I am formally submitting my objection to the above proposed infill.

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) 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.

We would expect clarity, openness, and transparency through this process with no discussions behind closed doors.

We also respectfully ask that this matter be dealt with the highest priority.

Sincerely yours,

A black rectangular redaction box covering the signature of Frank G. Massara.

Frank G. Massara

**Subject:** [External] Keep Vaughan Green

**From:** Cathy Scicchitano [REDACTED]  
**Sent:** Saturday, February 22, 2020 6:58 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Keep Vaughan Green  
Sent from my iPhone

**PUBLIC HEARING  
COMMUNICATION**

C31

Date: Mar 3/20 ITEM NO. 4

**Cathy Scicchitano**  
[REDACTED]

Date: February 21, 2020.

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 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. My family and I have been living in this neighbourhood for the past 37 years and we strongly oppose this development.

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 health of the existing community members
- \* Increasing the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- \* Reducing the Natural Heritage of the Community and

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.

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. During the construction of this proposed project, our peaceful neighbourhood would be transformed into a disaster area with construction trucks and equipment creating noise, traffic and posing a danger to all residents. We expect full transparency and there shouldn't be any decisions or discussions behind closed doors regarding this application. We ask for full consideration of the impact that this project would generate.

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) 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.

Sincerely yours,

Cathy Scicchitano

**Subject:** [External] Keep Vaughan Green

**From:** Sam Scicchitano [REDACTED]  
**Sent:** Sunday, February 23, 2020 9:25 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Keep Vaughan Green  
Sent from my iPad

**PUBLIC HEARING  
COMMUNICATION** C32  
Date: Mar 3/20 ITEM NO. 4

**Resident: Sam Scicchitano**



Date: February 23, 2020

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 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. I have been living at the above address for 37 years and my family and I strongly oppose this proposed development, which would drastically alter the landscape of our community and present further challenges to driving out of our streets.

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 health of the existing community members
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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.

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. During the construction period of this project, which would take a number of years to complete, we the residents would be subjected to trucks and construction equipment and vehicles going in and out of our immediate streets. We can only imagine the pollution, noise, disruption and danger that this will pose for all of us, particularly the elderly, young children and those trying to get to work.

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) 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.

We ask for full transparency with respect to this application and expect that there will not be decisions and discussions behind closed doors. Thank you for your attention regarding this very important matter.

Sincerely yours,

Sam Scicchitano

Copy to Mayor and all Councillors and planners

**Subject:** Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

**Importance:** High

**PUBLIC HEARING  
COMMUNICATION**

C 33

Date: Mar 3/20 ITEM NO. 4

**From:** Elena [REDACTED]

**Sent:** Sunday, February 23, 2020 10:23 PM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Cc:** cary lyn [REDACTED]

**Subject:** [External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

**Importance:** High

**Elena Canini**

February 23/2020

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 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.

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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,

Elena Canini

Sent from my BlackBerry 10 smartphone on the Public mobile network.

**Subject:**

[External] Board of Trade Golf Course Develop

**PUBLIC HEARING  
COMMUNICATION**

C34

Date: Mar 3/20 ITEM NO. 4

**From:** Brian McCran <[REDACTED]>

**Sent:** Sunday, February 23, 2020 11:16 PM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Bevilacqua, Maurizio <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>; Ferri, Mario <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Jackson, Linda <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; lafrate, Marilyn <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>; Carella, Tony <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>; DeFrancesca, Rosanna <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Racco, Sandra <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>

**Subject:** [External] Board of Trade Golf Course Development

**From:** Josie and Brian McCran  
[REDACTED] Colton Crescent South,  
Woodbridge [REDACTED]

February 23, 2020

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 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 health of the existing community members
- \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- \* 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.

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) 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.

Sincerely yours,

Josie and Brian McCran

**Subject:**

[External] Board Trade Golf Course Development

PUBLIC HEARING  
COMMUNICATION C35

Date: Mar 3/20 ITEM NO. 4

-----Original Message-----

From: Rosanna Rosa Gastaldo

Sent: Friday, February 21, 2020 7:17 PM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>

Subject: [External] Board Trade Golf Course Development

Dear Councillors,

My name is Rosanna Rosa Gastaldo, the daughter of Pasquale and Giovanna Cammalleri who live at [REDACTED] Wycliffe Avenue, along side the proposed opening of the new road into the development of the Board of Trade Golf Course. Pasquale and Giovanna are the original owners of their home. Living there for over thirty seven years and have always maintained a pride of ownership. Their hard work and sacrifice to own the home of their dreams, is now being shattered not only by the proposed development, but mostly impacted by the proposed opening of the new road. Pasquale and Giovanna are in their mid to late seventies and never imagined that their senior years would be impacted in such a disruptive manner! This stress has influenced their health through constant worry of the extra traffic, noise, dust and the affect to their reduced property value of their home.

Another important issue that pertains to their situation is that their home is not designed as a corner lot. Today's corner lot homes are designed, with side and rear upgraded elevations to enhance the exposed sides of the home. This is obviously not going to be addressed on their home therefore this will also affect the property value of their home. I am also offended and extremely disappointed that the Developer chose to assess the traffic on Wycliffe Avenue on a holiday from 11:00am to 3:00pm. This is absolutely crazy! They need to conduct their tests during times of rush hour between 8:00am to 11:00am and 4:00pm to 6:00pm on a weekday between the months of September to June when the traffic is at its greatest!

I trust that your expertise can make a difference in helping to maintain Wycliffe Avenue as it is today and not approve the opening of the proposed road!

Sincerely,

Rosanna Rosa Gastaldo

**Subject:** [External] FW: Clubhouse Developments Inc. 20 Lloyd Street (Board of Trade Golf Course) 737 and 757 Clarence Street. Files OP. 19014, Z.19.033 and 19T-19V007  
**Attachments:** Letter of objection.pdf

**PUBLIC HEARING  
COMMUNICATION** C36

Date: Mar 3/20 ITEM NO. 4

**From:** [REDACTED]  
**Sent:** Sunday, February 23, 2020 5:45 PM  
**To:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>  
**Subject:** [External] FW: Clubhouse Developments Inc. 20 Lloyd Street (Board of Trade Golf Course) 737 and 757 Clarence Street. Files OP. 19014, Z.19.033 and 19T-19V007

**From:** [REDACTED]  
**Sent:** Sunday, February 23, 2020 2:33 PM  
**To:** 'todd.coles@vaughan.ca' <todd.coles@vaughan.ca>  
**Cc:** 'marurizio.bevilacqua@vaughan.ca' <marurizio.bevilacqua@vaughan.ca>; 'mario.ferri@vaughan.ca' <mario.ferri@vaughan.ca>; 'linda.jackson@vaughan.ca' <linda.jackson@vaughan.ca>; 'tony.carella@vaughan.ca' <tony.carella@vaughan.ca>; 'bylaw@vaughan.ca' <bylaw@vaughan.ca>; 'developmentplanning@vaughan.ca' <developmentplanning@vaughan.ca>  
**Subject:** Re: Clubhouse Developments Inc. 20 Lloyd Street (Board of Trade Golf Course) 737 and 757 Clarence Street. Files OP. 19014, Z.19.033 and 19T-19V007

Dear Mr. Coles

Attached please find my letter of objection regarding the above noted file.

This letter is also addressed to the mayor of Vaughan and city Councilors and planners.

Regards

Joe Wahba

[REDACTED] Davidson drive, Woodbridge

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 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 Councilors as well as to the city planners.

My current residence is at [REDACTED] Village Green Drive, Wodbridge. We lived at this address for the last 20 years. It was only recently when we realized we had enough with the traffic and noise and proceeded to buy the property known as [REDACTED] Davidson Drive. Our dream was to build a new residence at this lot where it backs on green space which we saw as the dream we wished to achieve for our retirement. We started construction a year ago with the aim to move in by the spring of 2020 just in time to start enjoying the neighborhood and what it currently offers from an abundance of lush green, mature trees, quite and peaceful with a lot less traffic. We made sure we design the house with maximum windows to overlook the vast green space behind us.

The current proposed plan introduces lots behind us that are designed perpendicular to our lot with a depth of 85 feet which is the current width of my property, so ultimately the proposed plan will completely block me from enjoying any green space that I am currently enjoying. Currently there is couple of mature oak and weeping willow trees located at the rear line of my property one is on the side of my fence and the oak tree is on the side of the golf course few inches from my line. Those trees are at least 100-150 years old. The proposed lot behind me does not address how those trees are going to be protected not to mention the abundance of mature trees that are currently existing within the proposed development.

The proposed development in my opinion does not represent the character of the neighborhood in terms of lot sizes, I am aware that a proposed development was introduced on Waymar several years ago to further divide the lots was rejected for the same reason, as it did not meet the test of being compatible to the current character of the neighborhood, so I wonder how the proposed development meets the same test.

This proposed development will destroy the natural biodiversity of the area, will impact the health of the community members, will introduce a traffic congestion that is already existing around the surrounding neighborhoods, and will reduce the Natural Heritage of the Community

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighborhoods 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) 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 implementations 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 Gold-Course.

Sincerely yours,



Joe Wanba

Copy to Mayor and all Councilors and planners

**Subject:** [External] FW: Draft Letter -

**PUBLIC HEARING  
COMMUNICATION** C37

Date: Mar 3/20 ITEM NO. 4

**From:** Vince Carlini - [REDACTED]

**Sent:** Monday, February 24, 2020 2:12 PM

**To:** 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

**Subject:** [External] FW: Draft Letter -

February 24, 2020

Cristina Carlini

[REDACTED] Woburn Drive

Woodbridge [REDACTED]

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 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 health of the existing community members
- \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- \* 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.

The proposed infill development will add a minimum of an additional 8000 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) 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.

Sincerely yours,

**Subject:**

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

**PUBLIC HEARING  
COMMUNICATION**

C38

Date: Mar 3/20 ITEM NO. 4

From: j lombardi [REDACTED]

Sent: Monday, February 24, 2020 5:08 PM

To: [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

Cc: [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] 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

**Giuseppe Lombardi**  
[REDACTED]

Date: Feb 24, 2020  
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 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 heads of the existing community members
  - \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
  - \* 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.

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) 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.

Sincerely yours,

Giuseppe Lombardi

Copy to Mayor and all Councillors and planners



**Subject:**

[External] 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

**PUBLIC HEARING  
COMMUNICATION**

C39

Date: Mar 3/20 ITEM NO. 4

**From:** JOHN DICKSON [REDACTED]

**Sent:** Tuesday, February 25, 2020 5:31 AM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Cc:** Bevilacqua, Maurizio <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>; Ferri, Mario <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Rosati, Gino <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Jackson, Linda <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; Iafrate, Marilyn <[Marilyn.Iafrate@vaughan.ca](mailto:Marilyn.Iafrate@vaughan.ca)>; Carella, Tony <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>; DeFrancesca, Rosanna <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Racco, Sandra <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>; Shefman, Alan <[Alan.Shefman@vaughan.ca](mailto:Alan.Shefman@vaughan.ca)>

**Subject:** [External] 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

Date: February 24, 2020

Todd Colcs  
City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Dear Mr. Colcs

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 health of the existing community members
  - \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
  - \* 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.

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) 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.

Sincerely yours,  
John Dickson

Copy to Mayor and all Councillors and planners

---

**From:** Clerks@vaughan.ca  
**Sent:** Tuesday, February 25, 2020 9:56 AM  
**To:** Magnifico, Rose  
**Subject:** FW: [External] Files OP .19.014, Z.19.038 and 19T-19V007 - Letter  
**Attachments:** February 24 2020\_oppedisano.pdf

**PUBLIC HEARING** C40  
**COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

**From:** LISA DIPROSPERO [REDACTED]  
**Sent:** Monday, February 24, 2020 5:09 PM  
**To:** Clerks@vaughan.ca  
**Cc:** 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>  
**Subject:** [External] Files OP .19.014, Z.19.038 and 19T-19V007 - Letter

Dear Mr. Coles,

Please see attached.

Kindly acknowledge receipt.

*Lisa Di Prospero and Bruno Oppedisano*

**February 24 2020**

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 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 jointly writing this letter as members of the Wycliffe community. We have lived in the area for 10 years as one of the first of the younger generation returning to the most beautiful neighbourhood in Woodbridge. We grew up in East Woodbridge with a dream of owning a home in the Wycliffe area that was realized for us in 2008.

Early talk of the development a couple of years ago was unimaginable to our family and our close-knit neighbourhood. Our initial thought was how could our city representatives possibly approve the destruction of the natural beauty and landscape of the Golf Course off of Clarence, which is home to a rich ecosystem of plant and wild life.

The Wycliffe community as well as the surrounding community, if not evident by our presence at the many public meetings, is passionately against this proposal. The current plan to infill the community with dense housing will add significant burden to a currently strained infrastructure. In addition, it will, by the sheer volume of the project, bring with it increased traffic flow and car volumes to a neighbourhood that has seen increased through way traffic over the last few years -conservative estimates of an additional 3000 vehicles to the roadway. Many of the longstanding neighbours have already expressed their desire to possibly abandon the neighbourhood that has been a source of pride and community for them.

In more detail, 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 health of the existing community members

\* Increasing the traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods

\* Reducing the natural heritage of the community

\* Eliminating the rich natural landscape that is home to a multitude of animals – this inherent biodiversity of the area is a gift that very few communities enjoy

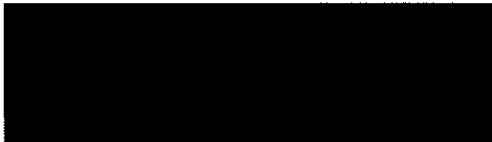
We are requesting a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community). Health and social impact studies are critical 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 a science based environment review as well as other necessary studies. In addition, 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 gold course.

As elected officials, elected by us the taxpayer, we ask that you support our request for further studies and assessments. It is your commitment to the residents who have elected you to acknowledge and be an advocate for us. We ask that you consider the impact of short sighted decisions that you are making that will have long lasting repercussions to us, our children, the ecosystem and the community.

Thank you for attention to this matter.

Submitted respectfully,

Lisa Di Prospero and Bruno Oppedisano



**Subject:** [External] Please Dont Destroy my Neighbourhood

**PUBLIC HEARING COMMUNICATION** C41

Date Mar 3/20 ITEM NO. 4

**From:** Che Guerrera [REDACTED]

**Sent:** Monday, February 24, 2020 4:00 PM

**To:** Bevilacqua, Maurizio <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>; Ferri, Mario <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Rosati, Gino <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Jackson, Linda <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; lafrate, Marilyn <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>; Carella, Tony <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>; DeFrancesca, Rosanna <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Racco, Sandra <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>; Shefman, Alan <[Alan.Shefman@vaughan.ca](mailto:Alan.Shefman@vaughan.ca)>; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** [External] Please Dont Destroy my Neighbourhood

Inida Konomi and Che Guerrera  
[REDACTED]

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

We write to you as new residence of an established neighbourhood. Formally of Mississauga and prior to that Italy, when we decided to move we took 2 years to narrow down where we wanted our families permanent home to be. We looked at Oakville, we looked at Georgetown and we also looked at Etobicoke. When we finally decided we had to go to Vaughan, it took us another 6 months to narrow down the area. We were looking for an established neighbourhood, well connected to the main arteries yet surrounded by greenspace and quieter roads. We have 2 small children and wanted to allow them to grow up in a area which wouldnt change. The proposed Developments would ruin our beautiful area, the amount by which traffic would increase would be proposterous. Our road Torran, although being a 40km an road, often sees people traveling in excess of 100km an hour. Volume is already heavier than when we first moved here 5 years ago due to the increased construction north of us. If you were to allow the tearing down of existing homes to allow in roads into our quite neighbourhood, it would double if not tripple current traffic levels. I understand development is part and parcel of growth, but it needs to fit with existing areas, not destroy them. We have also already seen a targetted drop in the value of the homes in our pocket, another factor you need to take into account. Everywhere we look, every corner or open lot in my 5km radius is being built upon. Such infill operations need to take a look at their collective impact to the community as a whole.

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 health of the existing community members
- \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- \* 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.

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) 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.

Sincerely yours,

Inida Konomi and Che Guerrera

**Subject:** [External] Keep Vaughan Green

**PUBLIC HEARING  
COMMUNICATION**

C42

Date: Mar 3/20 ITEM NO. 4

**From:** Olivia Smedley [REDACTED]

**Sent:** February-26-20 8:28 AM

**To:** [marurizio.bevilacqua@vaughan.ca](mailto:marurizio.bevilacqua@vaughan.ca); Ferri, Mario <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Rosati, Gino <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Jackson, Linda <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; Carella, Tony <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>; [Bylaw@vaughan.ca](mailto:Bylaw@vaughan.ca); [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)

**Subject:** [External] Keep Vaughan Green

Olivia Smedley

Feb 26, 2020

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 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 health of the existing community members
  - \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
  - \* 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.
- 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) 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

Sincerely yours,

Olivia Smedley

---

**Subject:**

FW: [External] A Letter Addressing Concern for Proposed Development; please read

**Attachments:**

Board of Trade Development Letter.docx

**PUBLIC HEARING  
COMMUNICATION**

C43

Date: Mar 3/20 ITEM NO. 4

**From:** Jenn Eramo [REDACTED]

**Sent:** Tuesday, February 25, 2020 1:48 PM

**To:** [maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca)

**Subject:** [External] A Letter Addressing Concern for Proposed Development; please read

Dear Mr. Bevilacqua,

I hope this email find you well. Please find attached a letter that I have taken time to compose in response to the application submitted to build on the Board of Trade golf club in Woodbridge. I trust you will take the time to review the issues presented in my letter and am hopeful that you will take a moment to respond to it as well.

Regards,

Jennifer Eramo

**Jennifer Eramo**



Tuesday February 25, 2020

Mr. Maurizio Bevilacqua  
City Mayor  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Dear Mr. Bevilacqua

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 all Vaughan Councillors as well as to the city planners.

I have been a resident of Vaughan and the community of Woodbridge for most of my 38 years. I am now a local resident in the Wycliffe community, having moved to this part of Woodbridge just over a year ago as it offered my family a quiet, mature and peaceful place to grow and enjoy the beauty of nature that still surrounds us in a rapidly expanding city.

I was previously made aware of the first application put forward to build on the Country Club a few years ago by my father, who is an avid golfer and also lives in this community. I was shocked that developers would think to propose a development within an already existing community, on land that was not even zoned for building.....how and why would they think it would be possible to do such a thing?? Why would such an idea be up for approval?

I am not sure if you are familiar with the community that is to be affected by this development, but I am hoping that as our Mayor you have taken the time to visit the area. The stretch of Clarence that will be affected is by far the most beautiful, scenic and natural stretch of road remaining in Woodbridge. It connects our old downtown Market Lane to existing communities, and when the trees lining the road are in full foliage it is quite simply the most breathtaking road to walk, cycle, jog, or drive. On any given day, in any season, residents like myself use the road for leisurely walks, and jogs as it is serene and offers a sense of peace that is becoming increasingly hard to find in Woodbridge and in Vaughan. It was just last summer when I was driving Clarence with my son, when he glanced out the window, looked up at the trees and stated "mommy, it's so beautiful"....that statement made me catch my breath as it echoed exactly what I have thought to myself every time I've driven that road, and it hurt me at the same time to think that this little person, our next generation, our future, won't be able to enjoy this same scenery for very much longer because developers need to level the space and make room for as many residential units they need to turn a profit on their purchase. Mr. Bevilacqua I am a firm believer that there are some things you can't put a price tag on....and the preservation of our environment and green space is clearly one of those things.

I speak on behalf of many in this community who are passionately against this development, but may not have the access or the ability to communicate this to you in an email. I also speak on behalf of those who



share my views but feel defeated due to the fact that previous calls to stop this development have fallen on deaf ears, as this second proposal is much bigger than the previous one that was also disputed.

It is your duty as our Mayor to stand behind your citizens, the people who elected you into your position. We are calling on you now to be an advocate for our community and its preservation. We have had the opportunity to enjoy this green space and future generations should have the same right. We therefore need your help to protect it.

Some further points to consider are listed below:

The proposed infill jeopardizes the natural balance of nature in the area by destroying the natural biodiversity of the area and creating an environment that is detrimental to the health of the existing community members.

The development will undoubtedly increase the traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighborhoods. I welcome you to drive to this area on any given morning. Wycliffe Avenue, which feeds onto Kiloran Drive which then exits onto Islington Avenue is usually backed up with cars waiting to reach Islington and the left hand turn lane that exists onto Langstaff road. The current back up sometimes takes 10-15 minutes of waiting prior to being able to reach Islington Avenue, and that is present day.....before the influx of vehicles this development will bring. Off peak hours, Wycliffe transitions into a short cut for people trying to access the Woodbridge Highlands community on the other side of Clarence, and vehicles are often traveling at speeds of 70km per hour or more, avoiding stop signs as they go.....this is a clear danger to the many children already living in the area....again only to be made worse by the proposed development.

The development will reduce the **Natural Heritage of the Community** 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.

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighborhoods into a nightmare. More importantly than the inevitable traffic congestion, the influx of vehicles will lead to the widening and creation of roadways which means many of the mature and beautiful trees that are found in this green space and are currently doing their job to keep our air clean, will have to be removed. Are you aware of the fact that it takes six trees to remove the carbon emission created by a single vehicle? This proposed development is set to bring approximately 3,000 vehicles to the community.....does the application also state that the developers will be planting 18,000 trees to help rid our air of all the pollution their development will bring? Highly unlikely.

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) 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.

Sincerely yours,

Jennifer Eramo

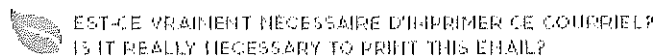
**Subject:** Concerned resident  
**Attachments:** Clubhouse Developement Inc..docx

PUBLIC HEARING C44  
COMMUNICATION  
Date: Mar 3/20 ITEM NO. 4

**From:** Anita Aprea [REDACTED]  
**Sent:** Tuesday, February 25, 2020 10:56 PM  
**To:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>  
**Subject:** [External] Concerned resident

Hello my name is Anita Aprea, I have prepared a letter regarding the Clubhouse Development. I am very upset, & I hope you as Mayor of our beautiful community support your people .  
Thank you for your time

**Anita Aprea**  
Gérante régionale des ventes  
Regional Sales Manager (ON)



Ce message contient des informations confidentielles et est destiné exclusivement à [maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca). Si vous n'êtes pas [maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca), soyez avisé que toute utilisation, diffusion ou reproduction non autorisée de ces informations est strictement interdite. Les communications par Internet sont exposées au risque d'altération des données et ne comporte aucune garantie quant à la sécurité et les erreurs puisque l'information peut être interceptée, corrompue, perdue, détruite, arriver en retard et/ou incomplète, et peut contenir des virus. L'expéditeur [Anita.Aprea@lavieenrose.com](mailto:Anita.Aprea@lavieenrose.com) ne peut donc être tenu responsable de toute erreur ou omission dans le contenu de son message reliée à la transmission par Internet.  
Si une vérification s'avère nécessaire, veuillez s'il vous plaît demander une copie papier.

This message contains confidential information and is intended for [maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca). If you are not [maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca) you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender [Anita.Aprea@lavieenrose.com](mailto:Anita.Aprea@lavieenrose.com) therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version.

Mrs. & Mr .Isidoro & Anita Aprea

[REDACTED] Pennycross Crt

Woodbridge, Ont.  
[REDACTED]

February 25<sup>th</sup>, 2020

Todd Coles

City Clerk

2141 Major Mackenzie Drive

Vaughan, Ontario

L6A-1T1

Re: Clubhouse Developments Inc. 20 Lloyd Street (Board of Trade Golf Course) 241 Wycliffe Ave.  
737 and 757 Clarence Street.

Files OP.19.014.038 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.

I have lived in this area since 1984, grown up here , now married with 2 daughters . Our backyard backs onto the golf course and our family has enjoyed watching wild life & beautiful landscapes , all 4 seasons. It's shameful to be part of a community that has no interest in preserving life! In an age where we continue to talk about our environment, clean water, planting trees, saving animals & I am part of a community that wants to destroys all of that! Shame on you! There is no one our community that is happy about this. This proposal doesn't benefit or support the residents of our community. It only supports the builders. Who were happy to take that big premium cost they received from all the homeowners that backed onto the golf course. Now the value of our home will go down, the beauty of our neighbourhoods, will go down, and the prestige of living in an area with estate homes, big lots will all be loss because of greedy urban sprawl & corporate PROFITS!!

My Question to these BUILDERS, is why couldn't they build " Central Park" like in New York. Or a "High Park" like downtown Toronto. They are destroying people's homes, lives & families.

The proposal infill jeopardizes the natural balance of nature in the area by

\*destroying the natural biodiversity of the area \* Creating an environment that is determined to the health of the existing community members\* increasing the traffic congestion that already exists and is continuously being increased with the already approved developments.\* Reducing the Natural Heritage of our Beautiful Community \*

The Proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways & turn our neighbourhoods into a TRAFFIC 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) .Health Impact & Social Impact Studies and other studies are critical to properly assess the subject lands' proposal 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,

Anita Aprea & Isidoro Aprea

**Subject:** [External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street  
**Attachments:** Board of Trade Development.pdf  
**Importance:** High

**PUBLIC HEARING  
COMMUNICATION**

C45

Date: Mar 3/20 ITEM NO. 4


**From:** Mark and Lucia [REDACTED]  
**Sent:** Wednesday, February 26, 2020 12:00 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] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street  
**Importance:** High  
Hello Everyone,  
Please find attached a letter detailing our response to the Clubhouse Developments Application on the Board of Trade Golf Course.

Your attention to this matter is greatly appreciated.

Regards,

*Marco & Lucia Pulciani*

Mr. and Mrs. Marco Pulciani



February 25, 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**

To Whom It May Concern:

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 lived in Woodbridge since 1984 and have enjoyed the beauty of this home since then. We have seen Woodbridge and Vaughan change from a quiet, family-friendly community, to the over-crowded jungle that is has become today.

This proposed infill once again jeopardizes the natural balance of nature in this community 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. The subject lands are currently designated in the Vaughan Official Plan as Private open space with designated natural areas. This space is adjacent to the Greenbelt lands of Boyd Park and as such may be a very important green corridor for species in this area. This property is a part of the Humber River system as the Humber River runs through the property. There are also known floodplains on the property and it has been evaluated to have at-risk species of birds and possibly endangered bats living on this land. There are also 2 butternut trees on this property that are also listed on the endangered species list. In light of the Green Directions strategies that are shown on the City's website, I would like to know how the City would ever allow for the destruction of THOUSANDS of mature trees to build more homes? How does this proposal fit with the vision of a greener Vaughan? How does paving over already-designated open green space meet the green initiatives for Vaughan, Ontario, and Canada?

Green spaces reduce stress and 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. We know that many in the community have come to enjoy this neighbourhood and enjoy exercise on the picturesque street of Clarence Ave. This would all be destroyed for many should this development be approved.

Green space strengthens the immune system, boosts peoples' mood, and 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/>). Can you imagine what will happen to all of those in the community who enjoy this green space now as their place of tranquility?

Already, my family is feeling the emotional effects from the very thought of this green space being destroyed. We have seen these trees before us grow from tiny seeds to magnificent beauties. Our children, who have been raised to be responsible, environmentally-conscious individuals, are, at the age of 15 years old, feeling stress about losing this beautiful landscape and destroying the habitats of the many animals they have come to enjoy seeing in this green space. They question how, with all that we know about the benefits of trees and the call to action to protect habitats for the sake of our planet, a Council could even consider this proposal and furthermore, how a developer would want to destroy this land. This is unfortunately not how I wanted my children to learn about the realities of this world, but hopefully you can ease their minds and make them believe in humanity again.

Since the Humber River runs through this property, please consider that there may be some indigenous ties to this land. We are very concerned about what future development of this land will do to this and how this will stand up to the Truth and Reconciliation agreement we have with our Native Canadians.

This land is also a floodplain area. Although the proposed development area is not on the exact floodplain area, one must consider what the impact of paving over green space will have on the adjacent floodplain. We know our weather is becoming more extreme. Do we want to put our communities at risk?

We are very concerned about the lack of infrastructure that already exists in this area, without the extra THOUSANDS of cars that will need to go through this area each day. Already Clarence, Wycliffe Ave., Kiloran Ave., and Islington Ave. are jammed in the morning. Consider as well all of the other developments that are happening in the area as well -- condos and townhomes being built north of Rutherford on Islington. Where will all these cars go?

The proposed street that will intersect Wycliffe Ave is a grave concern. How can three streets intersect Wycliffe Ave within metres of each other (Kilmuir Gate, Proposed street and Cairnburg Place)? This egress point does not make sense at all as it will funnel cars into yet another small minor neighbourhood road. You know of the problems that are being faced in the Weston Downs area, for which the residents have been fighting for years with no logical solution to date. This city is turning beautiful quiet neighbourhoods where children are safe to walk to school and play, to dangerous thoroughfares making it impossible for people to even be able to back out of their driveways in the morning! Do not make the same mistake again with this development. Choose to keep our communities safe!

If the city is really interested in ensuring the health, well-being and vitality of our city, then the Councillors and Mayor should say **NO to changing the Vaughan Official Plan** and at minimum, **say YES to an Interim Control By-law with INDEPENDENT companies to study the lands in full detail**. 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**, as 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.

We must stop the destruction of such a beautiful landscape, home to so many species of animals and plants. If you truly believe in your "Green Directions" then I urge the city make the right choice, as our neighbours in Oakville and Kanata have done, and say "NO MORE". Please make the choice to keep our community beautiful!!

Thank you for your attention to this matter.

Sincerely,

A black rectangular box redacting the signature of Marco & Lucia Pulciani.

**Marco & Lucia Pulciani and Family**



**Subject:** [External] Country Club Development  
**Attachments:** Country Club Development.docx

**PUBLIC HEARING  
COMMUNICATION**

C46

**Date:** Mar 3/20 **ITEM NO.** 4

**From:** S Smed [REDACTED]

**Sent:** February-26-20 7:37 AM

**To:** [marurizio.bevilacqua@vaughan.ca](mailto:marurizio.bevilacqua@vaughan.ca); Ferri, Mario <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Jackson, Linda <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; Carella, Tony <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>; [Bylaw@vaughan.ca](mailto:Bylaw@vaughan.ca); [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Rosati, Gino <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Coles, Todd <[Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca)>  
**Subject:** [External] Country Club Development

Stephen and Teresa Smedley

February 26, 2020

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 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 have lived in the community since 1988, the green spaces and heritage are very important to our family

Please ask Council to fund independent assessments of the impact of this proposal, including financial and well-being (health) costs to individuals and the community. An ICBI be granted to allow proper time for this.

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 health of the existing community members
- \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- \* Reducing the Natural Heritage of the Community
- \* We request openness and transparency: No discussions or decisions behind closed doors.

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.

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) 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.

This is a matter of utmost importance and concern to the community and needs to be a priority.

I thank you in advance for your attention in this matter.

Sincerely yours,

Stephen and Teresa Smedley

Copy to Mayor and all Councillors and planners

**PUBLIC HEARING  
COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

Mr.Sergey Nikulenko

Mrs.Olga Nikulenko

Clarence St.,

Woodbridge,ON

February 25, 2020

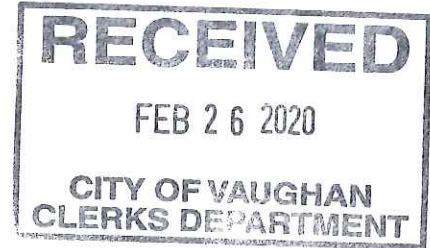
Vaughan City Hall,

Planning and Growth Department

Mr. Todd Coles

2141 Major Mackenzie DR.

VAUGHAN, ON, L6A 1T1



**Re: Files OP.19.014, Z.19.038 and 19T-19V007**

**CLUBHOUSE DEVELOPMENT INC.**

**20 Lloyd (Bird of Trade Golf Course),**

**241 Wycliffe Avenue, 737 and 757 Clarence street**

We wish to make you aware of a number of strong objections that we have with regard to the proposed development. As an immediate neighbor to the site of the proposed development, we are of the view that the proposed development will have a destructive impact on community standard of living. The land concerned is not underused waste land, but valuable open space enjoyed by residents. Our specific objections are as follows:

**1. Destruction of established community area with open green space**

Since our community has been around for a long time and open green space is the hallmark of Woodbridge, we are well-established community .

**Chapter 2** of VOP state (2.2.3.2):

That **Community Areas** are considered **Stable Areas** and therefore **Community Areas** with existing development are not intended to experience significant physical change that would alter the general character of established neighborhoods.

Zoning By-law Amendment File Z.19.038 and Official Plan Amendment File OP.19.014 completely contradict to this Policy and lead to significant physical change of established area. Proposed redesign of portions of green open space which serves today as a natural buffer between established community and our Natural Heritage leads to destruction of the latter. Laws exist in order to comply with them, and not change for the sake of an individual or business if this does not bring benefits to the Natural Heritage and to the people of the community. Especially in the significant historic greenspace which is the Public Heritage. It completely contradicts with Woodbridge Urban Design Guidelines and Woodbridge Heritage Conservation District Plan and Guidelines. We are strongly against of redesigning of the open green space as a result of wish the valuable green space will be destructed.

## 2. Detrimental impact on established neighborhood

Chapter 9 of VOP states:

Policy 9.1.2.1. states that: a. in Established Community Areas, new development will be designed to respect and reinforce the physical character of the established neighborhood within which it is located as set out in policies 9.1.2.2 - 9.1.2.4

Policy 9.1.2.2. states that :

in Established Community Areas, new development as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will be designed to respect and reinforce the existing physical character and uses of the surrounding area, specifically respecting and reinforcing the following elements:

- a. the local pattern of lots, streets and blocks; (not respected)
- b. the size and configuration of lots; (not respected)
- c. the building type of nearby residential properties; (not respected)
- d. the orientation of buildings; (not respected)
- e. the heights and scale of adjacent and immediately surrounding residential properties; (not respected)
- f. the setback of buildings from the street; (not respected)
- g. the pattern of rear and side-yard setbacks; (not respected)
- h. the presence of mature trees and general landscape character of the streetscape; (not respected)

We believe that proposed development is a direct contravention of many of VOP Policies. It does not respect local context, in particular, the scale and proportions of the following objective properties, and would be entirely out of the character of the area, to the detriment of the local environment. The proposed dwelling, especially townhouses and apartment buildings would significantly alter the fabric of the area and amount to serious 'cramming' in what is a low-density area. High density of building reduces the safety of the community, helps the rapid spread of diseases, fires, etc.

The properties along Clarence street and along the north, north-east, south, south-east boundary are characterized by large plots with large spacing between. The proposed dwelling would be at least 2.5 time smaller. Access to the rear of the new proposed property would be extremely limited. As a result of the small lots the proposed dwelling will be a great deal smaller than the neighboring detached property, so the scale and design of the development will be entirely out of keeping.

### 3. Traffic 20 Lloyd street board of trade golf course City of Vaughan Transportation Considerations

9.2 TRANSIT ASSESSMENT state that "Area transit routes have ample capacity to accommodate additional transit travel demand" **This is false statement.** The developer exacerbates the problems of the community. A personal calculation from security camera of my home on Clarence street registered the result:

02.24.2020 from 17:40 to 18:00 - 160 cars in 20 minutes, which means 480 cars per hour;

02.25.2020 from 10:00 to 10:30 - 96 cars, which means 192 cars per hour;

The developer exacerbates today's transportation problems of the community. This is especially true of Clarence and Wycliffe streets, which lead to Islington and Highway 7 traffic arteries. Today it is overloaded with transport and are not ready to accept another minimum 2,000 cars that will be in the new community. Supporting documents provided by the developer refer to the research dated back to the year of 2014 in the field of commercial cars. Unfortunately, it does not reflect the reality of today. The use of old research allows to underestimate the readings of traffic density and therefore the noise level. Therefore, its' conclusions are incorrect and therefore **should not be taken into account**.

We ask the City of Vaughan for independent professional investigation of traffic and noise which help community residents and management of the City to resolve the actual problems of traffic noise and transport density in this area.

#### **4. Groundwater and drainage**

Groundwater research does **not indicate the impact** of development on adjacent land. Community residents in close proximity to the proposed development do not have a warranty that their backyards will not turn into marshes and foundations of their homes will not be destroyed by groundwaters. The plan involves a very dense development with an estimated minimum of lawns, therefore, the infiltration of water into the rain will be critically low. Developer have to maximize infiltration of water through organizing more space for landscaping.

#### **5. Landscaping**

The proposal allows very little space for landscaping and we believe that it would lead to gross overdevelopment of the site. The proposed development would not result in a benefit in environmental and landscaping terms, to the contrary it would lead to the **loss of valuable green space**. We strongly support and ask to follow Woodbridge Urban Design Guidelines and Woodbridge Heritage Conservation District Plan and Guidelines.

#### **6. Loss of privacy and overlooking**

Trees left along the boundaries of the plot are not enough in places of natural elevations of land (slopes) to preserve the privacy of neighboring houses. The proposed construction of two stores dwellings along the boundary of established community in slopping plot at its high point, when the trees are located in its lower part, **violates the right of neighboring houses to privacy**.

### **3. Benefits to the community**

#### **Chapter 10 of VOP:**

Policy 10.1.2.10. **Community benefits which are the subject of Section 37 provisions will be determined based on local community needs, intensification issues in the area, and the objectives of this Plan with priority given to provision of benefits in proximity to the proposed development.**

Proposed development does not bring any benefits to immediate neighbors of the site and residents of the established community in the resolving their big concerns on the field as :

- a) reduce traffic noise;
- b) traffic calming on residential streets (Clarence, Wycliffe);
- c) expand the green zone;
- d) improve air quality;
- e) build new roads with access to large highways, escaping congested residential streets;

f) build New Amenities;

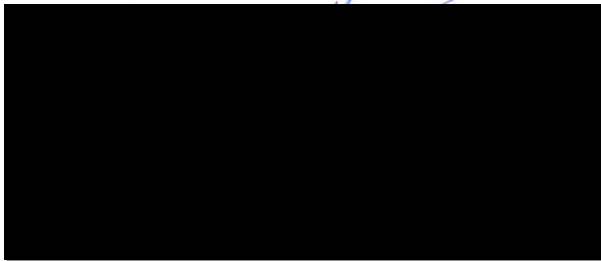
The proposal would demonstrably harm the amenities enjoyed by local residents, in particular safe and available on-road parking, valuable green space, privacy and the right to enjoy a quiet and safe residential environment.

Community residents have the right to peaceful enjoyment of all their possessions, which includes the home and other land. Private and family life therefore encompasses not only the home but also the surroundings.

Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

Sincerely,

Olga Nikulenko and Sergey Nikulenko

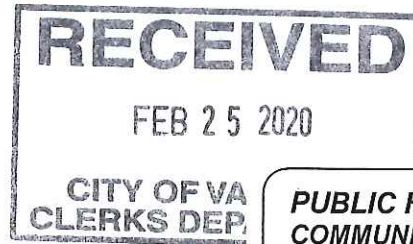




██████ Vaughan Mills Road  
Woodbridge, ON ██████

February 21, 2020

Todd Coles  
City Clerk  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1



**PUBLIC HEARING  
COMMUNICATION**

**Date: Mar 3/20 ITEM NO. 4**

C48

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 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 in terms of health and safety to the existing community members,
- Further drastically increase the traffic congestion within the surrounding neighborhoods,
- Reducing the natural heritage and beauty of the community,
- Eliminating the rich natural landscape that is home to a multitude of animals.
- Eliminating the inherent biodiversity of the area that is a natural God given gift.

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

We believe that a detailed study supported by 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**, that 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.

Regards,

████████████████████  
John Rizzo and Mary Rizzo

c.c Maurizio Bevilacqua, P.C. Mayor  
Mario Ferri, Deputy Mayor, Local & Regional Councillor  
Gino Rosati, Local & Regional Councillor  
Linda D. Jackson, Local & Regional Councillor  
Tony Carella, Councillor Ward 2

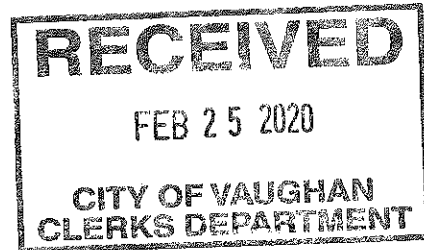


**PUBLIC HEARING  
COMMUNICATION**

C49

Date: Mar 3/20 ITEM NO. 4

CLAUDIO SAVERINO  
[REDACTED] TORRAN ROAD  
WOODBIDGE, ONTARIO  
[REDACTED]



February 20, 2020

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 I am formally submitting my objection to the above highlighted completed 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 **health** of the existing community members;
- \* Increasing the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods;
- \* 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.

The proposed infill development will add a minimum of an additional 3,000 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), 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 a science based environment review as well as other necessary studies. In addition, 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,

A solid black rectangular box used to redact the signature of Claudio Saverino.

Claudio Saverino

Copy to Mayor of Vaughan and all Councillors and planners

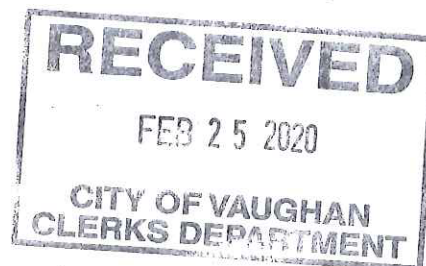
Alexander Battaglia  
[REDACTED] Wycliffe Avenue  
[REDACTED] Woodbridge, ON  
[REDACTED]

PUBLIC HEARING C50  
COMMUNICATION

Date: Mar 3/20 ITEM NO. 4

February 20, 2020

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 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 **health** of the existing community members
- \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- \* Reducing the Natural Heritage of the Community

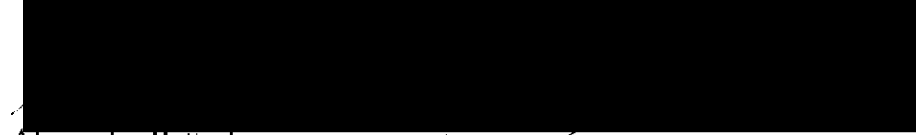
Eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

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) 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.

Sincerely yours,

A large black rectangular redaction box covering the signature of Alexander Battaglia.

Alexander Battaglia

Copy to: Mayor and all Councillors and Planners

**Subject:**

External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

**PUBLIC HEARING C51  
COMMUNICATION**

**Date: Mar 3/20 ITEM NO. 4**

**From:** Susan Cucullo [REDACTED]

**Sent:** Wednesday, February 26, 2020 9:05 PM

**To:** [maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca)

**Cc:** 'Susan Cucullo'

**Subject:** [External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

February 26, 2020

**Maurizio Bevilacqua**

**Mayor of Vaughan**

2141 Major Mackenzie Drive

Vaughan, Ontario

L6A 1T1

Dear **Mr. Bevilacqua,**

**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**

As residents of Wycliffe Avenue, we are formally submitting our objection to the above highlighted development.

We have lived in this area since 1985 and we have seen a significant increase in traffic over the years. Presently it is very difficult to reverse out of our driveway on Wycliffe Avenue due to the existing traffic in the morning. The proposed development will add a minimum of an additional 3000 vehicles which will turn Wycliffe Avenue and our neighbourhoods into a major traffic nightmare.

In addition to the above impact to our street and neighbourhood, this development will destroy the natural biodiversity of the area. It reduces the Natural Heritage of the Community, eliminating the rich natural landscape that is home to a multitude of animals.

We are asking Council to fund independent assessments of the impact of this proposal, including financial and well-being (health) costs to individuals and the community. We believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study, a comprehensive Traffic Study, Health impact and Social Impact Studies are critical to properly assess the subject lands proposed for this development. These detailed studies are only possible with the implementation of an Interim Control By-law which we are requesting to be granted in order to allow proper time for this.

We ask that you consider this matter to be a priority concern and that you understand the objections the residents of this area truly have against this development.

We thank you at this time for your attention and hope that an Interim Control By-law will be granted.

Sincerely,

***Susan & Salvatore Cucullo***

[REDACTED] Wycliffe Ave.,  
Woodbridge Ontario [REDACTED]

**Subject:**

[External] Files OP .19.014, Z.19.038 and 19T-19V

**PUBLIC HEARING  
COMMUNICATION**

C52

Date: Mar 3/20 ITEM NO. 4

**From:** monica guido [REDACTED]**Sent:** Thursday, February 27, 2020 8:50 AM**To:** Bevilacqua, Maurizio <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>; Ferri, Mario <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Rosati, Gino <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Jackson, Linda <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; lafrate, Marilyn <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>; Carella, Tony <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>; DeFrancesca, Rosanna <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Racco, Sandra <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>; Shefman, Alan <[Alan.Shefman@vaughan.ca](mailto:Alan.Shefman@vaughan.ca)>; Clerks@vaughan.ca; Messere, Clement <[Clement.Messere@vaughan.ca](mailto:Clement.Messere@vaughan.ca)>**Subject:** [External] Files OP .19.014, Z.19.038 and 19T-19V007

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 nom lay (241 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 241 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 nom lay (241 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

**Subject:**

[External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarer

**PUBLIC HEARING C53  
COMMUNICATION**

**Date: Mar 3/20 ITEM NO. 4**

**From:** NANCY ANTONELLI [REDACTED]

**Sent:** Thursday, February 27, 2020 10:11 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: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

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] 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 are against the construction of a road where a home lay (241 Wycliffe Avenue). We feel violated and this has greatly affected our mental and physical health and my marriage. We are seniors and are fragile. We are classified as a vulnerable population and we feel violated and targeted!**

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 241 Wycliffe and the proposed road will make my home an island with zero property value and virtually unmarketable. It is unfair we have been paying our taxes for the past 30 years and upheld our property beautifully only to have OUR 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 our home to become a corner lot after 35 years standing as a part of a community. It is architecturally and physically displeasing and ultimately, valueless. The home was not built to have a road next to it, the construction, the noise, the windows were not built to be next to a high traffic road. Regardless of what you say, 3000 vehicles have a choice to exit and enter from Wycliffe and even if you say it is not likely, it is their choice and Wycliffe Avenue will become a highway of a standstill of vehicles trying to access Islington to get to Langstaff the artery to highway 400 and 407.

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 home lay (241 Wycliffe Avenue).**

**We feel violated and this has greatly affected our mental health and marriage---we are seniors!**

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,

Nancy and Antonio Antonelli

**Subject:** [External] Clubhouse Developments Application

**PUBLIC HEARING  
COMMUNICATION**

C 54

Date: Mar 3/20 ITEM NO. 4

**From:** Carella, Tony <Tony.Carella@vaughan.ca>

**Sent:** Tuesday, February 25, 2020 8:00 PM

**To:** Paul Talluri <[REDACTED]> Coles, Todd <Todd.Coles@vaughan.ca>

**Cc:** Cardile, Lucy <Lucy.Cardile@vaughan.ca>

**Subject:** Re: [External] Clubhouse Developments Application

Paul, thank you for your comments on this application, which I have reviewed and am forwarding to the City Clerk to ensure they become part of the public record on this proposal

Sent from my iPhone

On Feb 25, 2020, at 3:46 PM, Paul Talluri <[REDACTED]> wrote:

Paul Talluri  
[REDACTED] Kilmuir Gate  
Woodbridge, On [REDACTED]

February 25, 2020

Tony Carella  
Ward 2 Councillor  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Dear Mr. Carella,

**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**

As residents of Vaughan for almost 20 years, we have always enjoyed the quality of life that this community has offered. The current proposal threatens to upset the balance between development and natural beauty that is rare in the GTA and largely responsible for such a high quality of life. We strongly believe that no development proposal should proceed without proper assessment and consideration of all impacts, including congestion, environmental, and cultural impacts.

The primary impacts of this development are twofold:

- First, by adding over 3000 cars to already congested roads, the increase in traffic would have an immediate and notable impact on the daily lives of residents. Cars entering and leaving this development would not have direct access to any major arterial road, instead having to crawl through our residential streets to get access to Islington, Rutherford, or any other arterial road. Daily commuters alone will add over 6000 car trips per day, let alone the disruption that will accompany the construction period. I dread to envision the nightmare that this additional traffic will bring about on our roadways a nightmare that already been realized in neighbouring communities.
- Second, by eliminating much of the natural habitat that exists today, this development will threaten the natural biodiversity that makes our neighbourhood so charming and unique. We have had the heartwarming pleasure of experiencing songbirds eating from our hands and observing cardinals, rabbits, deer, wild turkeys, and other animals roam in our backyard. The enjoyment that we get from the

interaction with wild life is priceless. Indeed The inherent biodiversity of this area is a gift that very few communities enjoy. Losing it would be a great tragedy.

We are not opposed to progress and recognize that development itself can bring positive impacts to a community as well. However, we cannot remain wilfully blind to the negative impacts, and the concerns of all stakeholders must be taken into consideration before proceeding with a project of this magnitude. Fully understanding impacts and concerns requires careful study and consultation with the community. Therefore, we request the following actions be taken in respect of the application:

- The following studies should be undertaken at a minimum to assess the merits of the application: Cultural Heritage Impact Assessment, Environmental Impact Study, a Comprehensive Traffic Study, a Health Impact Study, and a Social Impact Study.
- Further, as we are deeply concerned that any study commissioned by the developer will lack objectivity and contain a bias in favour of the application, independent assessments of the impact of this proposal should be funded by Council.
- An Interim Control By-law should be put in place to allow proper time to 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.
- Finally, we request that City Council provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural Character of the Board of Trade Golf-Course.

In closing, we wish to stress that our community is totally against this proposal as currently constituted. We trust that our voices will be heard and our concerns will be dealt with openness and transparency, with no decisions being taken behind close doors. We thank for your attention to this matter and trust that the well being of our community will be one of your priorities.

Sincerely yours,  
Paul and Alicia Talluri

**Subject:** Send data from MFP-07123437 02/26/2020 16:47  
**Attachments:** DOC022620-02262020164746.pdf

**PUBLIC HEARING** C55  
**COMMUNICATION**

**Date:** Mar 3/20 **ITEM NO.** 4

-----Original Message-----

From: Filippo Bello [REDACTED]  
Sent: Wednesday, February 26, 2020 4:50 PM  
To: Coles, Todd <Todd.Coles@vaughan.ca>  
Cc: 'keepvaughangreen@gmail.com' <keepvaughangreen@gmail.com>  
Subject: [External] FW: Send data from MFP-07123437 02/26/2020 16:47

Please see attached for your records.

Regards,  
Fil Bello

**February 26, 2020**

From: Filippo and Rosalee Bello

[REDACTED] Firglen Ridge, Woodbridge Ontario  
[REDACTED]

Attention : 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**

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- \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- \* 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.

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) 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.

Sincerely yours, [REDACTED]

Filippo and Rosalee Bello

Copy to Mayor and all Councillors and planners

**Subject:**  
**Attachments:**

[External] Clubhouse Developments - Files OP.19.014, Z.19.038 and 19T-19V007  
Objection Letter - Feb 26-20 - Clubhouse Dev.pdf

**PUBLIC HEARING C56**  
**COMMUNICATION**  
Date: Mar 3/20 ITEM NO. 4

-----Original Message-----

From: Grace Buttino [REDACTED]  
Sent: Thursday, February 27, 2020 8:12 AM  
To: Clerks@vaughan.ca  
Subject: [External] Clubhouse Developments - Files OP.19.014, Z.19.038 and 19T-19V007

Good morning Mr. Coles

Attached please find our letter of objection to the above-noted development applications.

We would appreciate this letter being shared with the Mayor, all regional and local councillors and city councillors, as well as the City's planners, in preparation for the March 3rd Public Hearing.

Thank you.

Grace Buttino  
Joe Centraco  
Olivia Centraco  
[REDACTED] Davidson Dr.

Davidson Drive

February 26, 2020

Mr. Todd Coles  
City Clerk  
[clerks@vaughan.ca](mailto:clerks@vaughan.ca)

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 way of this letter, we are formally submitting our objections 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 health of the existing community members;
- Increasing the traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods;
- Reducing the Natural Heritage of the Community; and
- 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. The proposed infill development will add a minimum of an additional 3000 vehicles. This will further tax the already congested roadways, turning our neighbourhoods into a nightmare, and creating a permanent dilemma which Council will not be able to resolve once development occurs.

We believe that a detailed study supported by:

- a Cultural Heritage Impact Assessment;
- an Environmental Impact Study;

- a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community);
- a Health Impact Study;
- a Social Impact Study; and
- other studies that are critical to properly assessing 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 a science-based environment review, as well as other necessary studies.

In addition, we request City Council 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,

A large black rectangular redaction box covering the signature area.

Joe Centraco      Grace Buttino      Olivia Centraco

c.c.    Mayor Bevilacqua  
Local and Regional Councillors  
City Councillors  
City Planners



---

**Subject:** [External] Clubhouse Developments Inc. - Files OP.19.014, Z.19.038 and 19T-19V007.  
**Attachments:** Todd Coles.docx

**PUBLIC HEARING** C57  
**COMMUNICATION**

**Date:** Mar 3/20 **ITEM NO.** 4

**From:** FRANCA STIRPE [REDACTED]

**Sent:** Wednesday, February 26, 2020 11:56 AM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** [External] Clubhouse Developments Inc. - Files OP.19.014, Z.19.038 and 19T-19V007.

Hi Todd.

Attached is my letter regarding the above application.  
Kindly forward copy to Mayor and all Councillors and Planners.

Thank you

Franca

Mrs. Franca Stirpe



Email To: [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

February 26<sup>th</sup>, 2002

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 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 health of the existing community members
- \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- \* 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.

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) 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.

Sincerely yours,

Franca Stirpe

**\*\* Please provide copy to Mayor and all Councillors and Planners**

**Subject:** [External] Proposed Infill Development - Board of Trade  
**Attachments:** Letter of Objection.pdf

**PUBLIC HEARING C 58**  
**COMMUNICATION**

**Date: Mar 3/20 ITEM NO. 4**

**From:** john.massara@vaughan.ca

**Sent:** Thursday, February 27, 2020 2:15 PM

**To:** [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.lafrate@vaughan.ca](mailto:marilyn.lafrate@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); [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

**Subject:** [External] Proposed Infill Development - Board of Trade

Dear Mayor, Councillors and Clerk's Office,

Please find attached a letter regarding the proposed infill development for the Board of Trade.

Kind Regards,

John & Annie Massara

Waymar Heights Blvd.

Thursday, February 27, 2020

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 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.

My husband and I have lived in Woodbridge for the past 38 years, and we continue to reside here with our 3 daughters. This is the place where we met, got married and decided to raise a family, specifically for its beauty, tranquility, and natural balance of nature.

Unfortunately, depression and anxiety runs in our family. It is a disease that affects all ages and comes at any time. For this reason, my husband and I have decided to make a significant financial sacrifice to have a home on Waymar Heights Blvd. When deciding to purchase a home on this street, we were immediately captivated by the gorgeous grounds and breathtaking views of the golf course. After receiving confirmation from the City that the land behind us was zoned "open space", we decided that this was the perfect place to raise our 3 young daughters. More importantly, we knew that the nature surrounding this street was going to benefit our children, especially one of our daughters who suffers severely from anxiety. We wanted to be able to offer our children a place where they can walk outside and feel that overwhelming sense of peace and zen. As you may or may not know, nature is a natural form of therapy, specifically to help maintain a healthy mental state. The lush green rolling hills, sounds of birds chirping, and watching the breathtaking sunsets are therapeutic, not only for those suffering from mental illness, but for every individual. I'm sure these feelings are the same for hundreds of residents that live in our "now" perfect community.

So we ask why? Why are you willing to destroy not only the natural balance of nature, but most importantly the health and mental state of our community. Us, the residents, have voted for Mr. Bevilacqua with the trust that he would always act in the best interests of his community. We hope you can maintain our trust by making the right decision for **YOUR** community.

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 **health** of the existing community members

- Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- 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.

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) 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.

Sincerely yours,

John & Annie Massara

Copy to Mayor and all Councillors and planners

**Subject:**

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

**Attachments:**

February 24 2020\_Interim By-Law.docx

**PUBLIC HEARING** C59  
**COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

**From:** Agostini, Letizia [REDACTED]

**Sent:** Thursday, February 27, 2020 3:11 PM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Bevilacqua, Maurizio <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>; Ferri, Mario <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Rosati, Gino <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Jackson, Linda <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; Iafrate, Marilyn <[Marilyn.Iafrate@vaughan.ca](mailto:Marilyn.Iafrate@vaughan.ca)>; Carella, Tony <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>; DeFrancesca, Rosanna <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Racco, Sandra <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>; Shefman, Alan <[Alan.Shefman@vaughan.ca](mailto:Alan.Shefman@vaughan.ca)>; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Messere, Clement <[Clement.Messere@vaughan.ca](mailto:Clement.Messere@vaughan.ca)>

**Cc:** [council@vaughan.ca](mailto:council@vaughan.ca); Stanghieri, Pat [REDACTED]

**Subject:** [External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

To all members on this email:

The letter enclosed is related to the application submitted by Clubhouse Developments Inc. with respect to the properties, 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. Specifically it is in regards to the proposed development of approximately 1215 units on this property. As very concerned residents we do not see any benefit this development will have on our community. The environmental impacts alone are cause for grave concern and we certainly do not welcome an increase in traffic and longer commutes.

In order to properly comprehend the benefits and risks associated with a development as large as this, we are formerly requesting an interim-by-law be enacted so formal studies can take place and evidence based decisions can be made.

Sincerely,

Pat Stanghieri and Letizia Agostini

[REDACTED]

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**February 27 2020**

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 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 jointly writing this letter as members of the Wycliffe community. We have lived in the area for 10 years as one of the first of the younger generation returning to the most beautiful neighbourhood in Woodbridge. We grew up in East Woodbridge with a dream of owning a home in the Wycliffe area that was realized for us in 2008.

Early talk of the development a couple of years ago was unimaginable to our family and our close-knit neighbourhood. Our initial thought was how could our city representatives possibly approve the destruction of the natural beauty and landscape of the Golf Course off of Clarence, which is home to a rich ecosystem of plant and wild life.

The Wycliffe community as well as the surrounding community, if not evident by our presence at the many public meetings, is passionately against this proposal. The current plan to infill the community with dense housing will add significant burden to a currently strained infrastructure. In addition, it will, by the sheer volume of the project, bring with it increased traffic flow and car volumes to a neighbourhood that has seen increased through way traffic over the last few years -conservative estimates of an additional 3000 vehicles to the roadway. Many of the longstanding neighbours have already expressed their desire to possibly abandon the neighbourhood that has been a source of pride and community for them.

In more detail, 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 health of the existing community members

\* Increasing the traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods

\* Reducing the natural heritage of the community

\* Eliminating the rich natural landscape that is home to a multitude of animals – this inherent biodiversity of the area is a gift that very few communities enjoy

We are requesting 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 and social impact 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 a science based environment review as well as other necessary studies. In addition, 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 gold course.

As elected officials, elected by us the taxpayer, we ask that you support our request for further studies and assessments. It is your commitment to the residents who have elected you to acknowledge and be an advocate for us. We ask that you consider the impact of short sighted decisions that you are making that will have long lasting repercussions to us, our children, the ecosystem and the community.

Thank you for attention to this matter.

Submitted respectfully,

Pat Stanghieri and Letizia Agostini

Proud residents of [REDACTED] Cairnburg Place

Woodbridge ON [REDACTED]



---

**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  
**Subject:** [External] Clubhouse Developments Inc. 19T-19V007

**PUBLIC HEARING** C60  
**COMMUNICATION**  
**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

---

**Subject:** [External] Objection to Board of Trade Golf Course Development  
**Attachments:** Letter of Objection.docx

**PUBLIC HEARING**  
**COMMUNICATION**

c61

Date: Mar 3/20 ITEM NO. 4

**From:** Rose and Frank Troina [REDACTED]  
**Sent:** Thursday, February 27, 2020 6:58 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** Bevilacqua, Maurizio <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>; Ferri, Mario <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Rosati, Gino <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Jackson, Linda <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; lafrate, Marilyn <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>; Carella, Tony <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>; DeFrancesca, Rosanna <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Racco, Sandra <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>; Shefman, Alan <[Alan.Shefman@vaughan.ca](mailto:Alan.Shefman@vaughan.ca)>  
**Subject:** [External] Objection to Board of Trade Golf Course Development

Hello,

Please give consideration to the attached Letter of Objection related to the Board of Trade Golf Course development.

Sincerely,  
Frank & Rose Troina

Rose and Frank Troina  
[REDACTED] Kilmuir Gate,  
Woodbridge, ON  
[REDACTED]

February 28, 2020

To Whom It May Concern,

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

Regarding the above noted applications, and having thoroughly reviewed the applicants' submissions, we are formally submitting our objection to the above highlighted complete application.

My name is Frank Troina. My wife Rose and I, as well as our children have been Vaughan residents at [REDACTED] Kilmuir Gate for 24 years. We decided to move into this neighbourhood with our young family as we were drawn by the natural beauty of the open spaces and the closeness to nature. I have just recently retired and have been envisioning my retirement years in this quiet and peaceful area. We had factored on living in our home well into our retirement. We are passionately against this proposed development as it will most negatively impact our daily lives. Transportation alone will become a nightmare. Our road systems can not withstand more traffic congestion. Plans to widen streets will not alleviate but exasperate the traffic problem.

This development proposal will jeopardize the natural balance of nature and its beauty in the surrounding neighbourhoods and presents the following concerns:

- \* Destroying the natural biodiversity of the area; The proposed development will destroy the beautiful landscape and virtually the home of numerous animals. The inherent biodiversity of the area is a gift that very few communities enjoy.
- \* Creating an environment that is detrimental to the health of existing community members.
- \* Increasing the traffic congestion that already exists and continually worsening with the already approved developments in the surrounding neighbourhoods.
- \* Reducing the Natural Heritage of the Community.

. 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. There is no immediate access to rapid transit which in turn will mean more vehicles on the roads.

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.

There is a great and growing concern over the negative implications for residents who reside in the immediate surrounding neighbourhoods. The community at large is against this development proposal. It is creating a lot of stress and anxiety to our neighbours and beyond. This proposed development will not only impact the immediate area but also the extended to areas all around. Open space is open space. Why would any environmentally conscious individual change the zoning determination of this property and destroy a piece of paradise? We need, we must preserve our precious open spaces and historically significant lands for further generations to enjoy. We ask that this application and our concerns be carefully examined and that you will show responsibility and insight to the inherent dangers that this proposal will have on our community for years to come. Thank you in advance for your attention in this matter.

Sincerely,

Rose and Frank Troina

**Subject:**

[External] File #s: OP.19.014, Z.19.038 and 19T-19V007

**Attachments:**

Letter RE Files # OP.19.014, Z.19.038 and 19T-19V007.docx

**PUBLIC HEARING  
COMMUNICATION**

C62

Date: Mar 3/20 ITEM NO. 4

**From:** Andrea Torrieri [REDACTED]

**Sent:** Thursday, February 27, 2020 5:05 PM

**To:** Messere, Clement <Clement.Messere@vaughan.ca>; DevelopmentPlanning@vaughan.ca; 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

**Subject:** [External] File #s: OP.19.014, Z.19.038 and 19T-19V007

Good Day,

Please find the attached letter with comments and concerns regarding the planning application files OP.19.014, Z.19.038 and 19T-19V007.

Further, I would like to be notified by the city clerk relating to any public hearings, council or committee meetings where these application files appear on the agenda.

Regards,  
Andrea Torrieri

[REDACTED] Port Royal Ave.  
Kleinburg, ON  
[REDACTED]

Andrea Torrieri



February 27, 2020

Clement Messere  
Senior Planner – Development Planning Department  
City of Vaughan  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

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;

In regards to the above noted applications, I have reviewed the applicants' submissions and would like to submit my **formal objection to the above noted applications.**

The proposed infill development jeopardizes the quality of living within the surrounding neighborhoods and poses the following concerns:

- Destroys the natural biodiversity of the area; trees animal and open spaces will be clear cut and replaced with high density housing. This will eliminate the rich natural landscape that is home to a multitude of animals and wildlife.
- Creates an environment that is detrimental to the health and general well-being of the existing community members.
- This proposed infill development is not consistent with the City of Vaughan Official Plan (VOP). As per section 2.2.5 Intensification Areas, this site is not located in a corridor designated as an area for intensification.
- Proposal includes the addition of 3 major vehicular exit points into surrounding community streets, namely Wycliffe Ave and Clarence Street. The current traffic congestion on these streets is not sustainable for the current traffic patterns and flows.
- There is the proposed demolition of existing homes on Clarence Street and Wycliffe Ave, substantially and determinately affecting the residents within close proximity to a new roadway with high traffic flows, in immediate proximity to their homes.
- The capacity of the existing roadway infrastructure in the Rutherford-Clarence-Islington corridor is **inadequate to support the existing communities** and neighborhoods. Traffic growth in these corridors should be considered unsustainable.



- A transportation study (TIS) was conducted by the applicant (Appendix M, TIS), I note the following omissions and concerns with the study:
  - The travel demand forecast, outlined on page 10 of TIS, advises that there will be the addition of only “550 to 700 two-way person trips during weekday morning and afternoon peak rush hours, respectively”. This forecast is not consistent with the total quantity of units to be constructed. The proposed development is for 1215 units, likely to be inhabited by more than 1 resident. Therefore, a more appropriate figure to forecast estimated travel is a minimum of 2,430 two-way trips daily during peak hours.
    - Page 12 confirms the intent to provide 2,443 parking spaces for the residents. This reaffirms that the quantity of vehicle trips and general traffic flow has been underestimated in the travel demand forecast.
  - Kiloran Avenue currently acts as a bypass for traffic on Wycliffe Ave to access Islington Avenue. The street Kiloran Avenue and the signalized intersection of Kiloran Avenue and Islington Avenues were not assessed for traffic impact within the TIS.
  - Proposed development is not located in an urban centre nor is it adjacent to one. Primary mode of transportation will likely be a single occupant vehicle. Although there are planning requirements to incorporate use of multi-modal transportation and to suggest means of adopting transit, there is no requirement for residents to use this transit. Therefore, it is prudent to assess the impact of the proposed development being reliant on a single occupant vehicle as a primary mode of transportation.
  - There is no local transit on Clarence Street. There are no transit services operating within the neighboring subdivisions. There is a significant distance to be travelled to access local transit services without the use of a vehicle. The TIS has estimated this “last mile” could occur by foot. Given the large physical distance it is an unrealistic assumption.
  - There is no immediate access to rapid transit within these neighboring communities. Access to rapid transit has been predominantly reliant on the use of a personal vehicle to transit stations located on the GO Transportation network or the TTC Vaughan Metropolitan Centre.
  - Page 40, Section 4.3 of the report, outlines there is to be a “New Kipling Go Station” located at Kipling & Meeting house road. Although this study outlines it has obtained this information from the City of Vaughan Official Plan, it is imperative to note that Metrolinx has not yet committed funding or the build for the development of this site. Therefore, the “New Kipling Go Station” should not be considered as viable future rapid transit.

I believe that a detailed study supported by a Cultural Heritage Impact assessment, an Environmental Impact Study and a comprehensive Traffic Study (while taking into consideration other applications already approved by the City of Vaughan within the parameters of the affected community) a Health Impact and Social Impact Studies and other studies are critical and required to properly and effectively assess the subject lands’ proposed infill development.

These detailed studies will only be possible with the implementation of an Interim Control By-law. This in turn will facilitate the completion of a comprehensive report that will scientifically document the conservation priorities and facilitate a science based environment reviews as well as other necessary studies. In addition we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential cultural character for the Board of Trade Golf Course property.

In addition to the aforementioned objection to this development application, there is overwhelming concern regarding the overarching negative implications for the residents residing of the immediate surrounding neighbourhoods of this development. I ask that this application and the matters within be given the priority and merit it deserves. Thank you in advance for your attention to this issue.

Sincerely,

Andrea Torrieri

cc: Mayor Bevilacqua

cc: City of Vaughan Council

**Subject:** [External] Clubhouse Developments Inc. File Numbers: OP.19.014, Z. 19.038 and 19T-19V007

**Attachments:** Objection to Club House Dev. Application ---

**PUBLIC HEARING  
COMMUNICATION**

cb3

Date: Mar 3/20 ITEM NO. 4

**From:** Ferdinando Torrieri [REDACTED]

**Sent:** Thursday, February 27, 2020 10:51 PM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Bevilacqua, Maurizio <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>; Ferri, Mario <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Rosati, Gino <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Jackson, Linda <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; lafrate, Marilyn <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>; Carella, Tony <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>; DeFrancesca, Rosanna <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Racco, Sandra <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>; Shefman, Alan <[Alan.Shefman@vaughan.ca](mailto:Alan.Shefman@vaughan.ca)>; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)

**Subject:** [External] Clubhouse Developments Inc. File Numbers: OP.19.014, Z. 19.038 and 19T-19V007

Please find attached our letter of opposition to the proposed infill development.

Mary and Ferdinando Torrieri  
[REDACTED]

February 27, 2020

Todd Coles  
City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

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

Dear Mr. Coles,

We have been residing in our current home for almost thirty-five years. We carefully chose this community because of the quiet and open green space environment surrounding the home away from the city of Toronto. Along with the members of our community, we are appalled and are resolutely opposed to the above highlighted complete application that has been made to the planning department of our city. By this letter, we are formally submitting our objection to the above highlighted complete application. Please note that this letter has also been distributed to the Mayor and Vaughan Councillors, as well as to the city planners.

This proposed infill development is not consistent with the City of Vaughan Official Plan (VOP). As per section 2.2.5 Intensification Areas, this site is not located in a corridor designated as an area for intensification.

The scope of this infill development will leave a profound and permanent blemish on our neighbourhood, which will have the following impact:

- The biodiversity, the trees, animals and open spaces will be clear cut and replaced with high density housing which will produce a negative impact on the air quality of our neighbourhood. Adequate air quality is an essential ingredient to the community's health and wellbeing.
- The size of this infill development means that our neighbourhood and all of downtown Woodbridge would be subject to increased levels of noise, unrelenting clouds of dust and construction debris which will be harmful to the community at large and especially our many older adults and children who currently live in the area.
- This new proposed infill development will add three additional major vehicular exit points from the development into our community, namely the exit onto Wycliffe Ave., and the two exits onto Clarence St. The current traffic congestion in our neighbourhood dictates that a trip during rush hours, from our home to the intersection of Islington Avenue and Langstaff Road, (a distance of three blocks), is a 20-minute trip. With this new proposed development, this trip will most likely become increased by a significant amount of time. This increased length of time spent in traffic congestion will almost certainly impact the quality of life of the community's residents.

- Based on the number of additional residential units being proposed, we expect that this new development will increase vehicular traffic by at least 2,400 cars which will further tax our existing poor infrastructure. The city has allowed intensification of downtown Woodbridge to the point that southbound Clarence St. is only one lane where it intersects with Woodbridge Ave. due to a recent condo which was built abutting the pedestrian sidewalk. It remains unclear how these additional cars will be accommodated given the limitations of our road infrastructure. Not only is this a vehicular traffic issue, but it will also continue to affect pedestrians accessing downtown Woodbridge. Presently, the intersection of Clarence St. and Woodbridge Ave. is congested during rush hour and pedestrian use of the crossings can be dangerous. With the increased vehicular traffic, this crossing will become more hazardous.
- The natural heritage of the community will be forever destroyed. This proposed infill development will eliminate 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 believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environment Impact Study, 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.

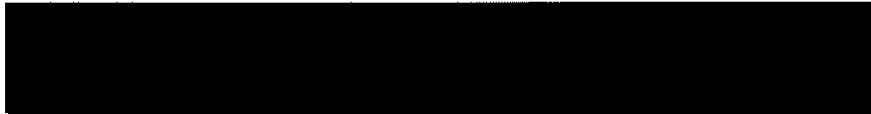
The detailed studies are only possible with the implementation of an Interim Control By-law which we are formally requesting. This in turn will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science-based environment reviews as well as other necessary studies.

In addition, we request the City Council provide the current landowners a Notice of Intervention to Designate to preserve the cultural character of the Board of Trade Golf Course property.

At the public hearing scheduled for March 3, 2020, it is imperative that all discussions concerning this proposed development are done in an open and transparent manner, with no "In-Camera" or behind closed doors meetings.

We ask that this matter be given the priority and merit it deserves. Thank you in advance for your attention and cooperation to this issue.

Sincerely,



Mary Torrieri

Ferdinando Torrieri

cc: Mayor Bevilacqua and all Councillors and Planners

**Subject:**

[External] 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

**PUBLIC HEARING  
COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

**From:** Ingrid Harris [REDACTED]

**Sent:** Thursday, February 27, 2020 11:02 PM

**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

**Subject:** [External] 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

**Ingrid and Phil Harris**

[REDACTED] Wycliffe Avenue,  
Vaughan, Ontario  
[REDACTED]

**February 27, 2020**

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.

Our family has lived on Wycliffe Avenue for the past 6 years. Our two young boys have grown up in the neighborhood spending countless hours at Kilaran Park. Over the years we have seen an increase in traffic on Wycliffe, as it has become the best option to get across Vaughan when Rutherford Road is congested, allows a thruway to get to major highways (400, 407 and 7). Even without this proposed development, we have seen issues with traffic on our street, Wycliffe Ave., and surrounding arterial roads. Morning commutes do not get off to a good start when you are forced to sit in your driveway waiting for a suitable gap in traffic to start the day. We have seen traffic lines stretching from along Wycliffe down Kilaran and out to Islington Avenue. Not to mention the Islington/Langstaff southbound turning lane which can be backed up all the way to the Kilaran/Islington intersection causing frustrated drivers to make unsafe mergers and U-turns.

Conservatively estimating the proposed infill development will add a minimum of an additional 3000 vehicles, and placing an entrance to the new development at 241 Wycliffe, *kitty corner to our home*, while labelled as secondary will only further tax the already congested roadways and turn our neighbourhoods into a traffic nightmare.

Based on significant growth in our community, from Highway 427 extension to the West, Major Mackenzie to the North, along Islington on the East and Highway 7 corridor our internal road infrastructure needs to be reviewed to understand the overall impact to congestion in the Vaughan West area. Many of the local roads are two lanes, how can we expect to allow for flow and movement of vehicles and people? An overarching road network review should be performed to understand the impact of all the proposed and underway developments. We need to recognize and address challenges with moving not only community members but commuters as well.

In addition to the traffic concerns, the proposed infill jeopardizes the natural balance of nature in the area by:

- \* Destroying the natural biodiversity of the area, reducing the amount of open green space
- \* Creating an environment that is detrimental to the health of the existing community members
- \* 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.

I believe a detailed study supported by, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community), Health 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.

Sincerely yours,

Ingrid and Phil Harris

**Subject:** External] Clubhouse Developments Inc

**From:** Annalisa Moser  
**Sent:** Friday, February 28, 2020 7:59 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Clubhouse Developments Inc

PUBLIC HEARING COMMUNICATION C65  
Date: Mar 3/20 ITEM NO. 4

**Annalisa Moser and Mike De Bartolo**

Davidson Drive, Woodbridge Ontario

**February 25, 2020**

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**

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 Counsellors as well as to the city planners.

We have both been residents of Woodbridge for 37 years, and on Davidson Drive for 22 years. Throughout the years we have seen the community grow and change in many good ways, but recently in poor ways. The traffic is unbearable now; I can't imagine with an additional 3000 cars in the area. Also, we have much green space, historical sites and homes in the area, and slowly this is all changing. I understand the need to expand and grow and the need for more highrises; however, there is a lot of land in Vaughan where such developments can be better tolerated (i.e., traffic wise), or where it is easier and more cost-effective to build new roads and transit with a higher population in mind. This is a well established and mature area where road expansion is virtually impossible; for example, it is no longer feasible or practical to widen (bottlenecked) Islington Avenue between Willis and Langstaff, and widening Clarence, while a little easier, will entail removing hundreds of century old mature trees. We need to maintain our historical sites, green space, wildlife and the general biodiversity of the area. We have deer, foxes, rabbits, possums, and other wildlife in my backyard. Already the community is having difficulty coping with the recent condos and townhomes in the



area. The city needs to look at this holistically, look at the landscape, and I believe the city needs to think long term when making decisions about how much development they want to allow. It does not seem to make any rational sense with the current transportation limitations we have to continue with this project. If it takes us an hour to get to downtown Toronto by car, you can say that it takes about 25 minutes just to get out of Woodbridge!

We believe that a number of detailed studies including but not limited to the following are crucial: Cultural Heritage Impact Assessment, Environmental Impact Study, Traffic Study (taking into consideration applications already approved within the parameters of the affected community), Health Impact and Social Impact. These are critical to properly assess the subject lands' proposed intent for development. These 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 environmental 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.

We are also asking for more transparency on these issues.

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

- Increasing Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods
- Surrounding streets are all single lanes and there is already a lot of congestion
- Destroying the natural biodiversity of the area
- Zoning by-laws were put in place to preserve and protect the area, we need to continue preserving it
- The infrastructure is not in place to support this development.
- The Mayor is committed to continued growth, however, at what cost?

Sincerely yours,

Annalisa Moser

Mike De Bartolo

Copy to Mayor and all Councillors and planners

**Subject:**

[External] OP .19.014, Z.19.038 and 19T-19V007

**PUBLIC HEARING  
COMMUNICATION**

C 66

Date: Mar 3/20 ITEM NO. 4

**From:** Marc Bortoletto [REDACTED]**Sent:** Monday, March 02, 2020 8:59 AM**To:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@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**Subject:** [External] OP .19.014, Z.19.038 and 19T-19V007  
[REDACTED]

February 28th, 2020

Todd Coles  
City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Dear Mr. Coles

Regarding: Clubhouse Developments Inc. / March 3rd COW

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 have been residences of the immediate community since 1978 and would appreciate feedback.

Our concerns are as follows:

**Traffic consideration**

1. Currently, Wycliffe Ave and Kiloran Ave are being used as a bypass for southbound commuters in the morning (from Rutherford) and northbound commuters in the evening. The proposed community will negatively contribute to this issue. These roads were designed and built to act as collectors for the immediate neighborhood, not as a bypass for major traffic from daily commuters from other municipalities and neighborhoods. The traffic study does not fully appreciate the impact its proposed community will contribute to an existing issue.
2. The impact on the following signalized intersections requires further planning and analysis. Morning/evening traffic impact at Clarence & Woodbridge Ave, Islington & Woodbridge Ave, Islington & Hwy 7. These intersections are severely compromised with current conditions. This site will further impact these issues. We don't understand how these conditions will improve.

The traffic study is biased to the proponent and requires an appropriate review.

**The Clarence Passage**

Unknown to the proponent or its consultants. The section of Clarence spanning from Wycliffe Ave to Woodbridge Ave acts as a passage enjoyed by cyclists and pedestrians. This passage during the spring, summer, and fall is widely regarded as the most scenic journey in our neighborhood and encourages families to be active. How will the scenery be preserved or enhanced? Will increased vehicle traffic and the replacement of the green space enhance the quality of this passage?

A social impact study would be beneficial

**Community Benefit / Section 37**

What funding is being proposed in the agreement and how will our neighborhood benefit from the funding? Will there be an opportunity for public input?

I believe the planning of this development is greatly influenced by the technical analysis and has very little consideration of fundamental analysis. Life-altering decisions cannot be made by non-participants of the neighbourhood, the nuances we love can not be discovered through documentation from consultants or a staff that does not live here. Conversely, anecdotal or slanted evidence from our community members can't be the answer either. We need more time to make this project mutually beneficial.

I oppose the project moving further. I support continued public discussions and unbiased analysis.

Sincerely yours,

The Campanaro/Bortoletto Family

**Subject:**

[External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course),  
241 Wycliffe Avenue, 737 and 757 Clarence Street

PUBLIC HEARING  
COMMUNICATION

C67

Date: Mar 3/20 ITEM NO. 4

From: r\_giunta r\_giunta <[REDACTED]>

Sent: Monday, March 02, 2020 8:56 AM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>

Subject: [External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Dear Mr. Bevilacqua,

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. I am a very concerned citizen after notification of this development on the Board of Trade Golf Course. We need your aid in ensuring that this development does not get passed. We have been living in our home at [REDACTED] Kilmuir Gate for 22 years. We moved to this home because of the beauty of the neighborhood with green heritage land which was part of our community. All three of our children have grown up here and we love the community, location and the people. We have already seen a huge increase in the traffic and congestion over the last couple of years. This has resulted in bumper to bumper traffic in the morning along Wycliffe, Kiloran and Islington. My first question is how this development can even be considered taking into review our current congestion and adding an additional proposed 1215 homes will not only add to this congestion and traffic in a huge manner but what about the following:

- Destroying the Natural heritage and Greenspace that was protected by our community
- Pollution and Environmental implications which are detrimental to the health all of the citizens in the area
- Eliminating natural habitats for animals necessary for their existence
- Removing beautiful natural greenspace which we have enjoyed walking through along Clarence
- Additional approximate 3000 vehicles in an already congested areas – how are you proposing to manage the traffic in an already congested area?

We are deeply concerned about this application and we feel 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.

Most importantly we would like to ensure there is transparency and openness regarding this application so that we have been made aware of all details regarding this application. This issue is of great concern to myself and our family and want to ensure that this matter is of priority to address our concerns and provide insight.

I would like to thank you for your consideration in this matter and look forward to receiving a response.

Sincerely yours,

Rose and Sal Giunta

[REDACTED]

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

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**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

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**From:** luciano.slvmanagement.com [REDACTED]  
**Sent:** Monday, March 02, 2020 8:50 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Messere, Clement <[Clement.Messere@vaughan.ca](mailto:Clement.Messere@vaughan.ca)>  
**Cc:** Bevilacqua, Maurizio <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>; Jackson, Linda <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; Ferri, Mario <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Rosati, Gino <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; lafrate, Marilyn <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>; Carella, Tony <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>; DeFrancesca, Rosanna <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Racco, Sandra <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>; Shefman, Alan <[Alan.Shefman@vaughan.ca](mailto: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

**Luciano Volpe, iMBA**  
**Managing Partner**  
SLV International (a division of SLV Management Ltd)  
[www.slvinternational.com](http://www.slvinternational.com)  
[REDACTED]

**Chair, Steering Committee "INSPIRE North", Toronto, Canada**  
[REDACTED]

Click below and ask us about our brands:  
[REDACTED]

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PUBLIC HEARING C69  
COMMUNICATION

Date: Mar 3/20 ITEM NO. 4

Max Marzetti

■ Bidleigh Park Crescent  
Woodbridge, ON L4H 1H9

**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.

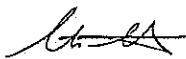
Green Spaces Reduce Stress, Encourage Exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The health benefits of having access to "green space"—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are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

Max Marzetti





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**Subject:** [External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street  
**Attachments:** Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street.pdf; ATT00001.htm

**Importance:** High

**From:** Max Marzetti [REDACTED]

**Sent:** Monday, March 02, 2020 6:45 AM

**To:** Bevilacqua, Maurizio <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>; Ferri, Mario <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Rosati, Gino <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Jackson, Linda <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; lafrate, Marilyn <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>; Carella, Tony <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>; DeFrancesca, Rosanna <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Racco, Sandra <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>; Shefman, Alan <[Alan.Shefman@vaughan.ca](mailto:Alan.Shefman@vaughan.ca)>; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Messere, Clement <[Clement.Messere@vaughan.ca](mailto:Clement.Messere@vaughan.ca)>

**Subject:** [External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

**Importance:** High

Dr. Danny Costantini  
[REDACTED] Kilmuir Gate  
Woodbridge, ON [REDACTED]  
[REDACTED]

March 01, 2020

PUBLIC HEARING  
COMMUNICATION

Date: Mar 3/20 ITEM NO. A

City Clerk,  
Mayor/Councillors,  
City of Vaughan,

**RE: Proposed Board of Trade Golf Course OP/Rezoning Application**

Dear elected officials,

I am writing (once again) to express my objection to the preliminary concept plan for the Board of Trade Golf Course and proposed amendments to OP and Zoning By-Law from its current use to residential. I am a practicing medical physician and currently live at [REDACTED] Kilmuir Gate in the town of Woodbridge. I am married with 3 young boys and am deeply concerned like many of my neighbors and friends within this community of the negative impacts this proposal will have on our established community.

Prior to stating my objections to the proposed development, I want to highlight that according to the York Region Official Plan, the golf course grounds lie within the Regional Greenlands System, and therefore plays a vital role in the York region's ecology and natural biodiversity (please see accompanying figure). On a community level, the surrounding golf course greenspace contributes to a liveable neighbourhood and promotes a sense of belonging in city that is seeing massive infrastructure growth. Given the rapid developments within our city, it is our responsibility to cherish, protect and preserve these Greenlands so that future generations may also benefit from them. Indeed, as stated in the York Region Official Plan,

**"It is the policy of Council: 2.1.9 That development and site alteration be prohibited within the Regional Greenlands System..." (York Region Official Plan - April 2016, Chapter 2, page 14)."**

On a personal level, the proposed plan sees neighboring homes demolished and roads running parallel to the backyards of existing homes, including my own. If your home was in this area, would you not think this plan to be nonsensical? What will happen to property values and what compensation will there be? On a larger level, what will be the impact on the natural features within our community, and what benefit will this development provide to the people of greater Vaughan? Pollution, noise, a further influx of 1000+ cars and even greater rush-hour traffic congestion on Islington, Rutherford and Langstaff roads as well as increased volume on feeder roads within our communities. Most certainly these are not welcomed.

It is my hope that council does not abandoned their constituents for this irresponsible infill development and ill-conceived and opportunistic plan.

Thank you for consideration,

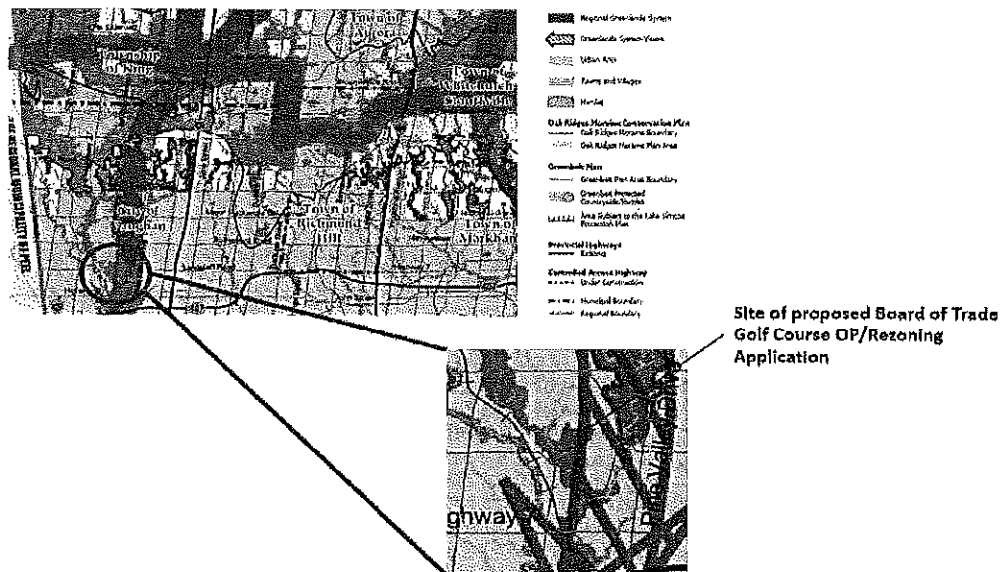
Sincerely



Dr. Danny Costantini, MD, PhD

Downloaded from York Region Website (Official Plan) March 1, 2020

Downloaded from York Region Website (Official Plan) March 1, 2020



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**Subject:** [External] letter regarding OP.19.014, Z.19.038, 19T-19V007 attached  
**Attachments:** Letter to City - Danny[34531].pdf

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-----Original Message-----

From: Danny Costantini [REDACTED]  
Sent: Monday, March 02, 2020 2:15 AM  
To: Messere, Clement <Clement.Messere@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Council@vaughan.ca  
Subject: [External] letter regarding OP.19.014, Z.19.038, 19T-19V007 attached

Dear Mayor Bevilacqua, Local and Regional Councillors, Mr. Clement Messere and Mr. Todd Coles, Please see attached my letter regarding the proposed development OP.19.014, Z.19.038, 19T-19V007.  
Thank you.

--  
Danny Costantini, MD, PhD, FRCPC

University of Toronto, Dept. of Medical Imaging Diagnostic Radiologist / PGY6 Nuclear Medicine

**Subject:** Clubhouse Developments  
**Attachments:** Proposal .docx

**PUBLIC HEARING** C71  
**COMMUNICATION**

Date: Mar 3/20 ITEM NO. A

**From:** Sam Folino [REDACTED]  
**Sent:** Friday, February 28, 2020 3:39 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Clubhouse Developments

**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**

My name is Saverio Folino married to Carolyn Folino with 3 lovely kids Antonia 23, Filippo 21 and Salvatore 14. We live on Modesto Gardens since we got married 25 years ago. My wife and I have been residence in Woodbridge sine 1981 when we lived with our parents.

Growing up as a child we would ride our bikes all around Woodbridge. Going down Pine Valley single lane each direction up and down the hills along side Langstaff to Islington to Boyd park. I would visit friends from all areas of woodbridge. St Peters Church to St Margaret Mary's and to Immaculate conception when it was inside the gymnasium of Father Bressani. Transit only ran until 5 o'clock and one route that did all of Woodbridge. With our bike us friends we ventured out to all the streets and one day when I came up Clarence I fell in love. The bike ride was like no other in Woodbridge. Curvy rolling road with mature trees on both sides along side the board of trade golf course. I said to myself when I get married and grow a family that I want to be close to Clarence so my kids can enjoy the landscape.

Today we are dealing with a proposal of the largest infill Woodbridge has seen. The community has been talking about this in the most negative way. It is very disturbing that the city has entertain this and has caused many residences very upset. Many questions from traffic and way of life, where can my kids ride safely their bikes? Most roads nearby are multilane and congested with traffic. Where will all the locals go for peaceful walks? Have you ever seen the spring and summer days along Clarence from dusk till dawn? Walking, jogging and bikers enjoying the 2km stretch. This community will never be the same if we let this proposal happen.

I ask that all the council to do the right thing. You know this is just wrong and the city planners know that this will not work out well for the community and all of Woodbridge. I ask you the city council to join us in this fight, help us fund independent assessments of the impact this proposal will have on our health and well being. I have been a resident of Woodbridge for 39 years and have every right for an Interim Control By-Law be granted to give us time to figure this out.

I ask all council to be honest and open to yourself for the community. No discussions or decisions behind closed doors. Be transparent to your community.

I ask that this matter be a priority concern

Thank-you for your attention to this issue that means so much to us,

Sam Folino  
Prima Lighting



February 29, 2020

PUBLIC HEARING  
COMMUNICATION C72  
Date: Mar 3/20 ITEM NO. 4

Re: OPA, Zoning Bylaw Amendment and Draft Plan of Subdivision (OP.19.014, Z.19.039, 19T-19V007) for former Board of Trade Golf Course Lands (20 Lloyd St., 241 Wycliffe Ave., 737 and 757 Clarence Ave.)

Dear Mayor Bevilacqua, Vaughan Councillors Rosati, Ferri, Jackson, Carella, Iafrate, DeFrancesca, Yeung Racco, Shefman, Mr. Messere, TRCA and Todd Cole;

I grew up in Vaughan and have been a resident of this community for over 35 years - first on Cairnburg place as a child and now on Kilmuir Gate as a busy physician and mother of three young boys. I chose to live in this community because of the mature character of the neighborhood, the quiet and tranquility of the backyards and parks, the safety of the roads, the maturity of the trees and the close proximity to vast green space. The latter an essential component allowing my family and I to maintain our sense of well-being.

I am not alone in my views and it angers me that so many residents who have worked so hard to build their homes (many of whom are in their retirement years) are faced with the possibility that their tranquil environment will be swapped for years of construction/noise/dense buildings/traffic congestion and the devaluation of their homes.

In reading all the letters submitted by community members, one point is clear – this site is MEANINGFUL to many residents. It provides a natural corridor and area of beauty that fills us with joy when looking out onto its mature trees, rolling topography, winding branches of the Humber river and the quaint streetscape of Clarence with its many important vistas leading to our heritage corridor of Woodbridge Avenue.

With respect to the above application, I have reviewed the applicant's submission and would like to submit my objection to their proposal. The proposed infill development poses the following concerns – (to name a few):

1. Firstly, this site is NOT consistent with the VOP as per section 2.2.5 describing intensification areas – This area IS NOT in a corridor of recommended intensification
2. The site is FAR from transit routes and the current roadway structure surrounding the proposed infill site consists of single lane roads which are already congested and are already inadequate to sustain the existing surrounding communities. The development would add an additional > 2400 vehicles to our already congested streets (Wycliffe, Kiloran, Islington, Rutherford, Clarence, Langstaff, Woodbridge Avenue, Waymar Hts, Gamble). Also many other new proposed developments in proximity to this site will add additional car burden onto our roadways.
3. Creates an environment detrimental to the health and well-being of the community
4. Further it is not consistent with VOP 2.2.3.2: That Community areas are considered Stable Areas and therefore community areas within an existing development are not intended to experience significant physical change that would alter the general character of established

neighbourhoods. I would argue that the vistas on this land are enjoyed by all and that this site provides a sense of community character and should not be destroyed.

5. Destroys the natural biodiversity and natural heritage of the community – large mature trees and vistas will be destroyed to make room for high density housing – this will sit above the plane of clarence and will certainly tarnish the landscape/vistas.
6. Destruction of the natural heritage of the community – 1200 mature trees (with large canopies) will be destroyed and corridors for animals and wildlife (my family and I have seen wild turkeys, bats (there are many!), bird species, frogs, foxes, rabbits, deer etc. on this course).
7. Proposed demolition of existing homes on Wycliffe and Clarence and proposed roadway at Gamble will significantly detrimentally affect the residents in close proximity to the proposed new roadways – creating high traffic flows next to their homes which were never intended to be corner lots.
8. Significant concerns regarding safety given the proximity of the proposed new exit on Wycliffe to the neighboring streets of Cairnburg Place and Kilmuir Gate which are located 2 homes north and South of the proposed new exit. Also no mention of the right of way limits for this exit which I fear will come dangerously close to existing driveways.

There seem to be significant omissions/and incorrect inferences by the applicant in the studies that they have brought forth as part of the application (especially with regards to the traffic study, cultural heritage study, environmental studies and geotechnical studies). It is for this reason that the community is requesting independent studies commissioned by the city (with input from residents in selecting who conducts such studies) and importantly, an Interim Control Bylaw to allow adequate time for completion of such studies. I think it is also the responsibility of council, given how important this site is to residents, and its proximity to the heritage core and Woodbridge Conservation District, to study the cultural and heritage merits of the site.

Sincerely,

Daniela Costantini

 Kilmuir Gate  
Woodbridge, ON



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**Subject:** letter re: OP.19.014, Z.19.039, 19T-19V007  
**Attachments:** DCLetterToCouncilFeb2020.pdf

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**From:** Daniela Costantini [REDACTED]  
**Sent:** Monday, March 02, 2020 2:04 AM  
**To:** Messere, Clement <[Clement.Messere@vaughan.ca](mailto:Clement.Messere@vaughan.ca)>; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); [Council@vaughan.ca](mailto:Council@vaughan.ca)  
**Subject:** [External] letter re: OP.19.014, Z.19.039, 19T-19V007

Dear Mayor Bevilacqua, Vaughan Councillors Rosati, Ferri, Jackson, Carella, Iafrate, DeFrancesca, Yeung Racco, Shefman, Mr. Messere, and Todd Coles;

Please see attached letter regarding my objection to the proposed application:  
OPA, Zoning Bylaw Amendment and Draft Plan of Subdivision (OP.19.014, Z.19.039, 19T-19V007) for former Board of Trade Golf Course Lands (20 Lloyd St., 241 Wycliffe Ave., 737 and 757 Clarence Ave.)

Please give this strong consideration.

Sincerely,  
Dr. Daniela Costantini

Sent from [Mail](#) for Windows 10

**Subject:** [External] Complete Development Application - Clubhouse Developments (Board of Trade Golf Course)  
**Attachments:** Objection Letter - Feb 26-20 - Clubhouse Dev.pdf

**PUBLIC HEARING COMMUNICATION** C73

Date: Mar 3/20 ITEM NO. 4

-----Original Message-----

From: Grace Buttino <[REDACTED]>  
Sent: Friday, February 28, 2020 10:09 PM  
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>  
Cc: Clerks@vaughan.ca; Clerks@vaughan.ca; Keep Vaughan Green <keepvaughangreen@gmail.com>  
Subject: [External] Complete Development Application - Clubhouse Developments (Board of Trade Golf Course)

Dear Honourable Mayor and Members of Council,

Attached is our letter of objection to the above-noted complete application for the Board of Trade Golf Course, which was sent to the City Clerk in advance of the public hearing scheduled for March 3rd.

We have lived on Davidson Drive for 25 years, in a sought-after neighbourhood because of its mature trees, natural landscape, a watershed system that is home to a multitude of diverse species, and homes that are, in their own way, uniquely designed.

We strongly urge you to support the community's request for an Interim Control Bylaw to allow important studies and assessments to be conducted. It is only fair, transparent, and just that the community be afforded this same opportunity.

When reviewing this application, please look beyond your tax-base. You will be making a decision that will affect ALL future generations because once destroyed, it will NEVER be renewed. There are more NEGATIVE impacts with this application than positive - unrelenting traffic congestion, natural environment destruction, house values dropping, increased social issues, cultural heritage damage, and most importantly, in our opinion, an overall unhealthy community environment, both physically and socially.

Where is the respect for established communities NOT to be disturbed? Where does it say that strategies and plans that are ADOPTED by City Council ARE NOT to be followed? Where does it say when taking the Oath of Office that your residents ARE NOT to be represented and their concerns ARE NOT to be considered and respected? I may be incorrect, but I believe the City of Vaughan 2019 Voter turnout was a DISMAL 22%. This is absolutely, 100% the fault of the residents of this City. The only reason I can think of why this City has such a low turnout - because it doesn't matter who's in office. They're all the same! Do you want to prove the residents right or do you want to stand up and support your residents. My family is not saying no to development in general, but look at creating balance and you will always have a healthy community across the board. Our biggest wish was that the City would have had a vision to consider taking on this property, possibly as a public-private partnership opportunity, to develop something unique that would serve not only this city, but surrounding communities, and generating city funds with very minimal damage, all the while maintaining this natural greenspace.

This complete application, as submitted, DOES NOT just affect a quadrant of this City. This complete application has a City-wide NEGATIVE Impact and affects every Ward in this City. What are you going to do about it?

Sincerely,

Grace Buttino  
Joe Centraco  
Olivia Centraco

Davidson Drive

February 26, 2020

Mr. Todd Coles  
City Clerk  
[clerks@vaughan.ca](mailto:clerks@vaughan.ca)

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 way of this letter, we are formally submitting our objections 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 health of the existing community members;
- Increasing the traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods;
- Reducing the Natural Heritage of the Community; and
- 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. The proposed infill development will add a minimum of an additional 3000 vehicles. This will further tax the already congested roadways, turning our neighbourhoods into a nightmare, and creating a permanent dilemma which Council will not be able to resolve once development occurs.

We believe that a detailed study supported by:

- a Cultural Heritage Impact Assessment;
- an Environmental Impact Study;

.../2

- a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community);
- a Health Impact Study;
- a Social Impact Study; and
- other studies that are critical to properly assessing 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 a science-based environment review, as well as other necessary studies.

In addition, we request City Council 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,

A large black rectangular redaction box covering the signature area of the letter.

Joe Centraco      Grace Buttino      Olivia Centraco

c.c.    Mayor Bevilacqua  
Local and Regional Councillors  
City Councillors  
City Planners

Date: Mar 3/20 ITEM NO. 4

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, 

Silvana Cantamini-Moro

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)  
Ward 5 Councillor Alan Shefman - [alan.shefman@vaughan.ca](mailto:alan.shefman@vaughan.ca)  
Clerks Office - [clerks@vaughan.ca](mailto:clerks@vaughan.ca)  
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:** NO to Clubhouse Developments Application - Agenda Item 4 - Committee of the Whole Public Meeting - Tues Mar 3 2020 .pdf

---

**From:** Silvana Cantalini [REDACTED]  
**Sent:** Sunday, March 1, 2020 9:40 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,



**rfidcanada**

**Silvana Cantalini** | Vice President | [REDACTED]  
[REDACTED]

For more information on RFID and global deployments, visit: [REDACTED]



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)  
Ward 5 Councillor Alan Shefman - [alan.shefman@vaughan.ca](mailto:alan.shefman@vaughan.ca)  
Clerks Office - [clerks@vaughan.ca](mailto:clerks@vaughan.ca)  
Planner: Clement Messere - [clement.messere@vaughan.ca](mailto:clement.messere@vaughan.ca)  
Development Planning Office: [DevelopmentPlanning@Vaughan.ca](mailto:DevelopmentPlanning@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  
**Attachments:** 03012003.PDF

---

**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]

**Subject:** [External] STOP Board of Trade Development  
**Attachments:** STOP Board of Trade Development.pdf

**PUBLIC HEARING** C76  
**COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

**From:** Anthony Vecchiarelli <[REDACTED]>  
**Sent:** Saturday, February 29, 2020 12:41 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [keepvaughangreen@gmail.com](mailto:keepvaughangreen@gmail.com)  
**Cc:** Bevilacqua, Maurizio <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>; Ferri, Mario <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Rosati, Gino <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Jackson, Linda <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; lafrate, Marilyn <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>; Carella, Tony <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>; DeFrancesca, Rosanna <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Racco, Sandra <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>; Shefman, Alan <[Alan.Shefman@vaughan.ca](mailto:Alan.Shefman@vaughan.ca)>  
**Subject:** [External] STOP Board of Trade Development

29 February 2020

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 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 Councilors 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 health of the existing community members
- \* Increase the already dangerously bad Traffic congestion, and compounding it further with the already approved developments in the surrounding neighbourhoods
- \* Negative Financial Impact to the value of our home (premium lot, green space, nature)
- \* 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.

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) **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.

**Honesty, Openness, & Transparency: No discussions or decisions behind closed doors.**

Sincerely yours,

Anthony Vecchiarelli

Resident Name

Copy to Mayor and all Councilors and planners

**Subject:**

[External] Re: Clubhouse Developments Inc., 20 L  
Course), 241 Wycliffe Avenue, 737 and 757 Clare

**PUBLIC HEARING  
COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

**From:** Liana Martire [REDACTED]

**Sent:** Sunday, March 01, 2020 11:12 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: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

My name is Liana Martire, my husband's name is Carlo Martire. Along with our children, we have lived in this community for over 18 years. For the last 5 years, we have lived on the west side of the golf course. The only reason we chose this home was because of the beautiful free and open space behind our home. We willingly paid a much higher price for our home in comparison to others in the area because of the surrounding area. And now there is this proposal to completely destroy the green space by building additional homes in an already congested area of the city. The proposal will ruin the beauty and openness of the area - the very things that have attracted people to Vaughan in the first place. In addition, this will drastically bring down the values of our home and the other homes in the area. Our homes are our biggest investment - in some cases they are the only investment. We cannot afford for this to happen. Will the City of Vaughan compensate us for these losses? Will you reduce our taxes?

Please note that we are totally and passionately opposed to this development. The area is already built up - this will destroy the quality of life for those already living here. We will no longer have the beautiful space to see and walk or drive through. There will be so much more traffic that the area cannot handle, including additional noise. The enjoyment of our properties will be negatively affected forever more.

In addition, there will be much more negative consequences as the lands are bulldozed and trees destroyed to make room for this construction. How many animals will die? How many trees that are hundreds of years old be cut down for no good reason. They provide the very air that we breathe.

There are numerous other open fields in the Vaughan area that could be used for development where there are no existing communities that will be adversely affected. Why is the destruction of this beautiful property even being contemplated - it is completely and totally unnecessary.

We ask that council commission and fund independent assessments - those provided by the developer are not credible. They are done by firms paid by the developer to produce opinions in line with their interests - not the truth!

**We also request that Council grant an Interim Control By-Law in order to allow proper time to have all the required assessments done.**

In addition, we request that all discussions or decisions be made in public - no behind closed door negotiations.

Also, we would like some answers as to why the new proposal (we note that the previous proposal for this property was withdrawn in 2018) went from about 650 units to over 1200 units. Is this the developers way of trying to get the community to compromise from 1200 to 650 units - which is what they wanted in the first place? Are they trying to play mind games with us? Please advise the developer to stop insulting our intelligence!

We do NOT want this development in our area. It does not bring anything positive to the community, except more profits for conglomerates who already have more money than they know what to do with. If a bigger tax base is required for Vaughan, build in areas that will enhance the city, not destroy the very areas that attract residents in the first place.

You are our elected officials - you are in office to uphold the interests of the constituents who voted for you - not the developers who only want more profits. We live in a democratic society where I believe the majority rules. The majority have spoken. WE DO NOT WANT THIS DEVELOPMENT IN OUR AREA. We expect this application to be denied now and forever more.

I thank you for reading and listening to our concerns. This is a top priority and look forward to a positive resolution for the residents of this community.

Sincerely yours,

Liana and Carlo Martire, and family

**Subject:** [External] RE: FILE 19T - 19V007 FILES: Z.19.038 OP 19.014 / BOT GOLF COURSE  
Vaughan Official Plan (2010) Amendment Application (O.P.18.001) for the Clubhouse  
Properties Inc., Country Club Lands (formerly known as Toronto Board of Trade Golf  
Course

**Importance:** High

**PUBLIC HEARING** C78  
**COMMUNICATION**  
Date: Mar 3 / 20 ITEM NO. 4

**From:** [carryingplaceratepayers@rogers.com](mailto:carryingplaceratepayers@rogers.com) <[carryingplaceratepayers@rogers.com](mailto:carryingplaceratepayers@rogers.com)>

**Sent:** Sunday, March 01, 2020 10:40 PM

**To:** Messere, Clement <[Clement.Messere@vaughan.ca](mailto:Clement.Messere@vaughan.ca)>; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Cc:** Tony Zuccaro <[REDACTED]> adriano volpentesta <[REDACTED]> Domenic Scaturchio

<[REDACTED]> Charlie Spano <[REDACTED]> Richard Lorello

<[REDACTED]> Carella, Tony <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>; Cardile, Lucy <[Lucy.Cardile@vaughan.ca](mailto:Lucy.Cardile@vaughan.ca)>;

[keepvaughangreen@gmail.com](mailto:keepvaughangreen@gmail.com); <[REDACTED]>

**Subject:** [External] RE: FILE 19T - 19V007 FILES: Z.19.038 OP 19.014 / BOT GOLF COURSE Vaughan Official Plan (2010)  
Amendment Application (O.P.18.001) for the Clubhouse Properties Inc., Country Club Lands (formerly known as Toronto  
Board of Trade Golf Course

**Importance:** High

Dear Mr. Clement and Clerks Dept,

The CPRA has sent this notation before and was not added in part of the documentation which will be shown during the  
Public Hearing to be held On March 3rd.

I would like to submit the notation again and that the Carrying Place Rate Payers Association (C.P.R.A) is against this  
major development and should not be existing based on the nature of the size and other issues and concerns within the  
details being addressed with the City Of Vaughan planning department and the need of further independent studies.

While we have reached out to the community, they are concerned about this development. Based on the studies read  
and seen in the last few years that there are adverse impacts on potential cultural or natural heritage landscapes on the  
site. Therefore recommend that the proposed Interim Control By-Law must prohibit permitted site alterations of the  
Country Club lands.

In addition, the By-law should prohibit the construction, site alteration, expansion or demolition of any building,  
structure or landscape(s) on lands, including tree removal.

The traffic study also does not include the traffic details from the studies North of this property which will increase  
further traffic flow coming South in all streets. All must be taken into consideration when anything is being proposed  
and not be shown as an independent study. There making this submission incomplete.

Thank you

Tony Alati

President

Carrying Place Rate Payers association (C.P.R.A)



**From:** [carryingplaceratepayers@rogers.com](mailto:carryingplaceratepayers@rogers.com) <[carryingplaceratepayers@rogers.com](mailto:carryingplaceratepayers@rogers.com)>

**Sent:** Wednesday, January 29, 2020 12:24 AM

**To:** 'clement.messere@vaughan.ca' <[clement.messere@vaughan.ca](mailto:clement.messere@vaughan.ca)>

**Cc:** 'Clerks@vaughan.ca' <[Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)>; Tony Zuccaro [REDACTED]; adriano volpentesta

[REDACTED] Domenic Scaturchio [REDACTED]

Charlie Spano

[REDACTED] Richard Lorello [REDACTED]

**Subject:** Re: FILE 19T - 19V007 FILES: Z.19.038 OP 19.014 / BOT GOLF COURSE

**Importance:** High

Dear Mr. Clement,

Hope email serves you well. In receiving this attached document with many details revised for this development.

Regarding the plan development for the BOT Golf Course, the CPRA is requesting an extension from the February 4th deadline to be revised to end of February 28<sup>th</sup>.

We thank you in advance and take all details into consideration for our request. Please confirm if the extension would be acceptable as we would like to communicate to others and see another letter would be sent out. Kindly add CPRA on the DL as we received this by 3<sup>rd</sup> party.

Thank you

Tony Alati

President

Carrying Place Rate Payers association (C.P.R.A)

**Subject:**

Objection: Clubhouse Developments Inc.

**PUBLIC HEARING  
COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

**From:** Rina Lombardi**Sent:** Sunday, March 01, 2020 10:43 PM**To:** Keep Vaughan Green <keepvaughangreen@gmail.com>; 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**Subject:** [External] Objection: Clubhouse Developments Inc.

Please review letter below:

**Ettorina Lombardi**  
Woodbridge Ave  
Woodbridge, On

February 28, 2020  
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 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 health of the existing community members
  - \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
  - \* 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.

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) 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.

Sincerely yours,

Ettorina Lombardi

**Subject:** STOP Board of Trade Development

**PUBLIC HEARING** C80  
**COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

**From:** vera maniccia [REDACTED]

**Sent:** Sunday, March 01, 2020 11:10 PM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [keepvaughangreen@gmail.com](mailto:keepvaughangreen@gmail.com); Bevilacqua, Maurizio <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>; Ferri, Mario <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Rosati, Gino <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Jackson, Linda <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; lafrate, Marilyn <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>; Carella, Tony <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>; DeFrancesca, Rosanna <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Racco, Sandra <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>; Shefman, Alan <[Alan.Shefman@vaughan.ca](mailto:Alan.Shefman@vaughan.ca)>

**Subject:** [External] STOP Board of Trade Development

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 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 Councilors as well as to the city planners.

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- \* Destroying the natural biodiversity of the area
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- \* Negative Financial Impact to the value of our home (premium lot, green space, nature)
- \* 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.

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**Honesty, Openness, & Transparency: No discussions or decisions behind closed doors.**

Sincerely yours,

Vera Maniccia

Copy to Mayor and all Councilors and planners

Daniel Cossaro  
[REDACTED] Torran Rd.  
[REDACTED] Woodbridge, On.  
[REDACTED]

PUBLIC HEARING C81  
COMMUNICATION

Date: May 3/20 ITEM NO. 4

March 1, 2020

Todd Coles  
City Clerk  
2141 Major Mackenzie Dr.  
Vaughan, On.  
L6A 1T1

Dear Mr. Coles,

Re: Clubhouse Development Inc., 20 Lloyd St (Board of Trade Golf Course), 241 Wycliffe Ave., 737 and 757 Clarence St.

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

My name is Daniel and my family and I have lived in the area for 16 years. Specifically on Torran Rd. My parents have lived on Firglen Ridge since 1987. The reason for us buying in this area sixteen years ago is because of the tranquil green space that surrounds us which is ideal for our children. It allows us to bike ride and take walks in this natural environment that we have surrounding our beautiful mature neighbourhood.

The Development proposal is affecting me, my family and neighbours in such a way as adding extra stress and worry as to how all these added people in these proposed dwellings will affect traffic and congestion on our street and surrounding streets. Our community is totally and passionately against this proposal.

The proposal will have a negative impact on myself, family and neighbours. We currently and for many years face speeding drivers who access our street after work to avoid the traffic on Islington Ave. during rush hour. Also, not only is the traffic so bad on Islington during this time but Kiloran Ave. is extremely backed up during morning rush hour at approximately 8:00 am and onwards to access Islington Ave. With the added proposal of 1215 units and then add at least two vehicles per household to that, how do you possibly think that the current infrastructure could manage all this traffic!! There are young families who live in our neighbourhood and we are fearful for our kids when they play or ride their bikes because of the volume of vehicles who carelessly speed on our street and because of this we have had many close calls!! The infrastructure and the urban development of this area do not support the increase in volume of cars. Over the last few years Woodbridge Ave. has seen a number of low rise buildings being built which has increased traffic and they continue to build.

With this being said why are we developing in existing neighbourhoods with beautiful mature trees and green space that are a benefit to our healthy living? This is also a natural habitat for many animals. Developments usually move north not in existing mature areas! With the subject of trees, we needed a permit to remove a mature tree on our property which in turn cost us thousands of dollars and you plan on removing hundreds of trees, plants and beautiful greenery which took many years to grow. The Board of Trade like Boyd Park are our lungs and you want to take one of our lungs away from us! These are the suburbs not the city and it should stay that way!!

In closing, we ask that Council fund independent assessments of the impact of this proposal, including financial and health costs to individuals and the community. We would also like an ICBL to be granted in order to allow proper time for this. We need openness and transparency and no discussions or decisions behind closed doors. This matter should be a priority concern. I thank you for your attention on this issue.

Regards,  
Daniel Cossaro

---

**Subject:**  
**Attachments:**

[External] Re: Clubhouse Development- Board of Trade  
Scannable Document on Mar 2, 2020 at 12\_05\_50 AM.pdf

-----Original Message-----

From: Sue Cossaro <[REDACTED]>  
Sent: Monday, March 02, 2020 12:07 AM  
To: Clerks@vaughan.ca  
Subject: [External] Re: Clubhouse Development- Board of Trade

**Subject:** External] Keep Vaughan Green

**PUBLIC HEARING  
COMMUNICATION**

C82

Date: Mar 3/20 ITEM NO. 4

**From:** JOAN REID-BICKNELL [REDACTED]

**Sent:** Monday, March 02, 2020 6:42 AM

**To:** Bevilacqua, Maurizio <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>; Ferri, Mario <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Rosati, Gino <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Jackson, Linda <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; Iafrate, Marilyn <[Marilyn.Iafrate@vaughan.ca](mailto:Marilyn.Iafrate@vaughan.ca)>; Carella, Tony <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>; DeFrancesca, Rosanna <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Racco, Sandra <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>; Shefman, Alan <[Alan.Shefman@vaughan.ca](mailto:Alan.Shefman@vaughan.ca)>; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** [External] Keep Vaughan Green

To whom it may concern,

I am a fifth generation resident of Woodbridge and my children and grandchildren are sixth and seventh generation.

Our river valleys are the lungs of our communities. Toronto is enhanced and made more livable because of its valleys and ravines.

We have a unique opportunity to set aside the green space we still have in the property of the Toronto Board of Trade Golf course. It will allow the citizens of Vaughan to continue to experience first hand nature and fresh air as the people of Toronto do in High Park. The trees clean our air and offer a sound filter.

Also, we should consider the possibilities of a flood in the valley similar to the one that occurred during Hurricane Hazel. I lived through that flood. The valley was a lake during that time and lives were lost. As flood plain lines are redrawn this must be considered. People forget that nature can be overwhelming and unforgiving. With climate change and more severe storms we are already seeing how much more we need to be prepared and leave more space in our valleys. They will provide natural flood control for the excess water as development paves over more of our land.

I haven't mentioned traffic congestion and pollution which we are already experiencing in Woodbridge. For those who need to commute, it is becoming ever more difficult and dangerous.

Please consider and reduce the development plans so Woodbridge and Vaughan can continue to be a lovely place to live.

Sincerely,

Joan Reid-Bicknell

Sent from my iPhone

**Subject:**

[External] Clubhouse developments Inc. 20 Lloyd St. Board of trade golf course. 241 White Cliff Ave. 737 and 757 Clarence St. Files OP.19.014 - 19.038 and 19 T-19 V007

**PUBLIC HEARING** C83  
**COMMUNICATION**

Date: Mar 31/20 ITEM NO. A

-----Original Message-----

From: Lo Bono [REDACTED]

Sent: Sunday, March 01, 2020 8:17 PM

To: DevelopmentPlanning@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>; Coles, Todd <Todd.Coles@vaughan.ca>

Subject: [External] Clubhouse developments Inc. 20 Lloyd St. Board of trade golf course. 241 White Cliff Ave. 737 and 757 Clarence St. Files OP.19.014, z.19.038 and 19 T-19 V007

Attention : Mayor, City Councillors,  
City Clerk & City Staff

I am writing this email, to formally submit my objection to the above application and request the following conditions in the event of any approval at all.

I live at [REDACTED] gate house court which backs onto the Toronto Board of trade golf course i.e. the country club. I have lived there with my family since 2008.

My 12-year-old son plays on the Canadian junior golf tour. His home course is the Toronto Board of trade i.e. the country club. He plays all year round and enjoys summer camps as well which The Country Club puts on an amazing opportunity for young children who want to stay active and want to learn the game of golf. This past December he was invited to help represent Canada in Tampa Florida for a world junior golf tournament. He loves the game of golf and he's very passionate and as a Father, I can see how amazing the game of golf is in all aspects of life and how it can enrich children to stay active and be passionate about the things they want to achieve in life.

With regards to this application my first objection is that there is no plan in place by the applicant to continue any golf activities on their application. I am asking the city of Vaughan to impose a condition that there must be an active golf season on the current lands without any shutdown or interruption.

There needs to be a plan that shows a new clubhouse and a new plan that shows the continuation of a golf course. The current Toronto Board of trade golf course has 18 holes on the east 18 holes on the west and 9 holes on the south. That is a total of 45 holes.

I understand the current application will reduce the number of holes that the golf course can sustain but I would like to recommend that there be At least 27 holes that can be retained in all of those entire lands.

I am expecting that all those green space lands or open space lands which are currently a golf course will remain a golf course as the conservation Authority and the Ministry of natural resources will surely want to retain those uses and protect the current wildlife and forestry especially where there is floodplain areas all along Clarence st. which the Humber River runs through.

Moreover the history and heritage of this golf course stems over many many decades and it is the current Jewel in the heart of Woodbridge and that cannot be changed as it has a pre-existing right to be there. All of my neighbours on my street share the exact same concerns with regards to this application.



I would like the City of Vaughan to implement this condition that in no event will the golf course be shut down during any of this application process and put the condition on the applicant to ensure that there are plans for a new clubhouse so that the golf use will be protected and will not be shut down at any period of time during the regular golf season.

Having an active golf course is also an advantage to the applicant as it will ensure and improve property values for the current community, existing homes and for possibly the new proposed homes in the application.

Once again I thank you all for taking the time to consider my concerns, and I am looking forward to having my concerns be met as a condition on this application. Also I am requesting that I be formally notified of any further proceedings with regards to this application in the future.

Sincerely Yours,

Lorenzo Bonofiglio  
[REDACTED] ate House Court  
Woodbridge Ont. [REDACTED]

Lawra Marzetti

█ Gidleigh Park Crescent  
Woodbridge, ON █

PUBLIC HEARING  
COMMUNICATION

C84

Date: Mar 3/20 ITEM NO. 4

**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.

Lawra Marzetti

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**Subject:** [External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street  
**Attachments:** Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street .pdf; ATT00001.htm  
**Importance:** High

**From:** Lawra Marzetti [REDACTED]  
**Sent:** Monday, March 02, 2020 6:52 AM  
**To:** Bevilacqua, Maurizio <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>; Ferri, Mario <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Rosati, Gino <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Jackson, Linda <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; lafrate, Marilyn <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>; Carella, Tony <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>; DeFrancesca, Rosanna <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Racco, Sandra <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>; Shefman, Alan <[Alan.Shefman@vaughan.ca](mailto:Alan.Shefman@vaughan.ca)>; Clerks@vaughan.ca; Messere, Clement <[Clement.Messere@vaughan.ca](mailto:Clement.Messere@vaughan.ca)>  
**Subject:** [External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street  
**Importance:** High

February 28, 2020

Todd Coles  
City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

PUBLIC HEARING C85  
COMMUNICATION

Date: Mar 3/20 ITEM NO. 4

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 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.

To begin I am aware of the problems associated with NIMBYism. I would normally support increased density as it can bring great benefits to a growing city. I would not have a problem with a project of this size in an area in Vaughan that has the proper surrounding road infrastructure, or the ability upgrade the that infrastructure. The project within its scale being proposed in this environment with its physical and road infrastructure limitations is insane.

The proposed infill development will add an estimated additional 3000 vehicles, this will further tax the already congested roadways and turn the surrounding neighbourhoods into a nightmare. If you add to the fact that each vehicle takes an average of two trips daily, well you can see where this is going.

I am certain that you are aware that the area in question than envelops Woodbridge Ave and the surrounding area is already having traffic congestion problems. Expansion of roads to accommodate any further development, let alone one of this size, is not an option. This inherently will have spill over effect on the traffic feeding this area and will cause congestion problems for the wider Woodbridge area. There is also the issue of straining the infrastructure of storm and sanitary sewers. Who is going foot the bill for cleaning up this mess once the builders are gone?

The proposed infill also jeopardizes the balance of the current living and working environment in the area by:

- \* Destroying the natural biodiversity of the area
- \* Creating a chaotic environment that is detrimental to existing community members.
- \* Reducing the Natural Heritage of the Community
- \* Detrimental affects to the rich natural landscape that will lead to the destruction of wildlife.
- \* Adding strain to the Humber river watershed and the surrounding wetlands (the risk is increased considering the effects of climate change)

I believe that a comprehensive traffic study must take place (taking into consideration applications already approved within the parameters of the affected community). A study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a 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.

Sincerely yours,



Ettore Naccarato

Vaughan resident and Vaughan Business owner

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**Subject:** Board of Trade Golf Course development  
**Attachments:** board of trade development.pdf

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**From:** Tory Naccarato [REDACTED]  
**Sent:** Monday, March 02, 2020 8:41 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] FW: Board of Trade Golf Course development

**From:** Tory Naccarato  
**Sent:** February 28, 2020 2:18 PM  
**To:** [clerks@vaughan.ca](mailto:clerks@vaughan.ca)  
**Cc:** [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); [sandra.racco@vaughan.ca](mailto:sandra.racco@vaughan.ca)  
**Subject:** Board of Trade Golf Course development  
**Importance:** High

Attention: city of Vaughan and honorable city representatives. Please see attached letter.

Tory Naccarato

**Elise  
Castrodale**

**PUBLIC HEARING C 86  
COMMUNICATION**

**Date: Mar 3/20 ITEM NO. 4**

3 March 2020

Dear Elected Officials,

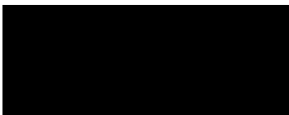
I write to you both to voice my opposition to the Board of Trade development, but also to appeal to you to make a choice. You are being presented with an issue with clear fallout. Thousands of dedicated Vaughan citizens, who have paid their taxes, raised their families in a safe and connected community, and trust their elected officials to make the right choices are appealing to you to stop this development. From an urban planning point of view, in the most basic and obvious terms, this area was never designed to support the type of population and road requirements that are being proposed. This desire to push through a development without the basic infrastructure in place to support it opposes basic urban planning, the type of which a city should be well aware of.

From a human perspective, this is an existing and close community of real people and real families. Saying yes to this development ignoring the years of these Vaughan citizens doing their active duty to create a safe space, paying taxes, being good citizens. This development presents no benefit to these citizens, while the negative implications are obvious and numerous. Drastically increased traffic, noise pollution, air pollution, crowding, increased pressure on mental stress, the division of a close-knit community to name a few. It is easy in a position of power to get comfortable and forget that the source of that power lies at the hands of voters. That your position is connected directly to the citizens of this city you serve. These are real people, real families, who the development will have a real negative effect on.

Finally, in this day and age you cannot look at a development such as this and separate from the environment. It is easy to turn a blind eye. To watch the news and see fires in Australia, in the Amazon, and think "What a shame" – but they feel very far away and you are helpless to stop them. However, this is an opportunity right now. In real, absolute terms, you have the power to do something. It is not always easy in life to make the right choice. But you have the chance to be on the right side of history. This is your chance to help. This is your chance to know that when you were faced with the choice to destroy a forest, to pollute the air of Vaughan, to accept greed over a better future, that you can say fully and honestly that you did your part to leave your children and your children's children a better world. Be brave. If you turn your back on this issue you are complicit.

I believe that you are not hard-hearted. Please read the letters and look at the faces of the people who show up to protest this development in person. I believe that you don't want them to suffer. I believe that you don't want polluted air, congested roads, angry citizens. I request that you fund independent assessments of the impact of this proposal, including financial and well-being costs to individuals and the community as a whole. An ICBL must be granted to allow proper time for this. Please do the right thing. You have the power to make a difference. Politics is not just paper work. It is about taking a stand. Here is your chance. Be on the right side of history. We will remember on election day, and we will remember if you support this community you will always be welcome and a friend.

Sincerely,



Elise Castrodale

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**Subject:** [External] The Country Club Golf Course Development  
**Attachments:** Castrodale-Letter-BOTDevelopment.pdf

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**From:** Elise Castrodale [REDACTED]  
**Sent:** Monday, March 02, 2020 10:50 AM  
**To:** Messere, Clement <Clement.Messere@vaughan.ca>  
**Subject:** [External] The Country Club Golf Course Development

Hello Clement,

I hope this email finds you well. I am writing regarding the development of The Country Club Golf Course (aka The Board of Trade Golf Course). I will be unable to attend the meeting tomorrow night at 7pm, and wanted to submit to you my feedback in writing.

I have been a citizen of Vaughan for 30 years. I grew up aware that it was a special place, unique for its greenery and strong sense of community. I whole-heartedly oppose this development.

I am attaching a word doc and pdf to this email. Please let me know if there is any other way that I can ensure that my words are received, or if you would prefer my submission in any other file format.

Can you please confirm as well that you have received this email and the files?

Thank you very much,  
Elise Castrodale  
[REDACTED]

**Subject:** 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

**PUBLIC HEARING** C87  
**COMMUNICATION**

Date: Mar 3/20 ITEM NO 4

**From:** Chrys Balducci [REDACTED]  
**Sent:** Monday, March 02, 2020 11:12 AM  
**To:** Clerks@vaughan.ca  
**Cc:** 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>  
**Subject:** [External] 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

Chrystalla Balducci

[REDACTED] Vaughan Mills Road  
Woodbridge, Ontario  
[REDACTED]

March 2, 2020  
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 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 health of the existing community members
  - \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
  - \* 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.

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) 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.

Sincerely yours,

Chrystalla Balducci  
Copy to Mayor and all Councillors and planners



**Subject:**

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

**PUBLIC HEARING  
COMMUNICATION**

c88

Date: Mar 3/20 ITEM NO. 4

**From:** Corrado Balducci <[REDACTED]>

**Sent:** March-02-20 11:27 AM

**To:** Bylaw@vaughan.ca; DevelopmentPlanning@vaughan.ca

**Subject:** [External] Fw: 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

Corrado Balducci

[REDACTED] Vaughan Mills Rd  
Woodbridge, Ontario  
[REDACTED]

March 2, 2020  
Bylaw and Development Planning  
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 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 health of the existing community members
- \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.

- \* 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.

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) 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.

Sincerely yours,  
Corrado Balducci

From: Rosanna Rosa Gastaldo  
[REDACTED]

Subject: Board Trade Golf Course Development

Date: Feb 29, 2020 at 10:34:50 AM

To: clement.messere@vaughan.ca

Bcc: Rosanna Gastaldo  
[REDACTED]

Dear Senior Planner,

My name is Rosanna Rosa Gastaldo, the daughter of  
Pasquale and Giovanna Cammalleri who live at [REDACTED]

Wycliffe Avenue, along side

the proposed opening of the new road into the  
development of the Board of Trade Golf Course.

Pasquale and Giovanna are the original owners of their  
home. Living there for over thirty seven years and have  
always maintained a pride of ownership. Their hard work  
and sacrifice to own the home of their dreams, is now  
being shattered not only by the proposed development,  
but mostly impacted by the proposed opening of the new  
road. Pasquale and Giovanna are in their mid to late  
seventies and never imagined that their senior years  
would be impacted in such a disruptive manner! This  
stress has influenced their health through constant worry  
of the extra traffic, noise, dust and the affect to their  
reduced property value of their home.

Another important issue that pertains to their situation is

that their home is not designed as a corner lot. Today's corner lot homes are designed, with side and rear upgraded elevations to enhance the exposed sides of the home. This is obviously not going to be addressed on their home therefore this will also affect the property value of their home.

I am also offended and extremely disappointed that the Developer chose to assess the traffic on Wycliffe Avenue on a holiday from 11:00am to 3:00pm. This is absolutely crazy! They need to conduct their tests during times of rush hour between 8:00am to 11:00am and 4:00pm to 6:00pm on a weekday between the months of September to June when the traffic is at its greatest! I trust that your expertise can make a difference in helping to maintain Wycliffe Avenue as it is today and not approve the opening of the proposed road!

Sincerely,

Rosanna Rosa Gastaldo

**PUBLIC HEARING** C90  
**COMMUNICATION**

Date: Mar 31/20 ITEM NO. 4

Lucy Salvati

March 1, 2020

Todd Coles  
City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Dear Mr. Coles,

Re: Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street  
Files OP .19.014, Z.19.088 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 **health** of the existing community members
- \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- \* 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.

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) 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.

Sincerely yours,

Lucy Salvati

Copy to Mayor and all Councillors and planners



March 3, 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 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. oppose the development of The Country Club by recognizing how invaluable it is to our environmental, cultural and natural heritage.

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. Woodbridge residents and those who are within the government should be protecting this green space and its history. The Country Club opened in 1965 and formally- Board of Trade Golf Course. This is a piece of Woodbridge's history and heritage. The course is an 18-hole championship course designed by the much-admired Canadian architect Howard Watson. Later, Arthur Hills, Arnold Palmer's most famous design partner, modified the golf course. Throughout its time, The Country Club was host to many prestigious amateur and professional tournaments.

The City of Vaughan protects its architectural heritage, its century homes such as the Wallace House on Woodbridge Avenue, and celebrates its rural past with its Agricultural Fair in the Fall. **Its Regional Official Plan also prohibits development of the green lands within the city, for which this golf course is a part!** The proposed development of The Country Club disregards this natural and historic heritage.

In addition, it is more important now than ever before to protect our bio-diversity and green space. The Country Club is a vast green space that is a part of the Humber River Valley system ecosystem. It is a place of beauty in all four seasons, providing beautiful vistas along the winding bends of Clarence Avenue. It is a refreshing urban oasis for all, with wetlands in adjoining valleys and habitat for all sorts of wildlife, including many species that are at risk, such as the Bank Swallow, Eastern Wood-Pewee and endangered bat species, to name a few. Local wildlife who live harmoniously in our woods will be displaced. Several thousands of healthy, mature trees that populate the golf course will have disappeared as the current bylaws that protect them will certainly have been defiled. The beauty, heritage, and legacy of the Woodbridge core will be gone forever!

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 environmental 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, to facilitate the completion of a comprehensive report that will scientifically document conservation priorities and science based environmental 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 environmental, potential Cultural and historical character of the Board of Trade Golf-Course.

Sincerely yours

Anna Datri

Copy to Mayor and all Councillors and planners

Alpha Court

Mario Rocca

Tuesday March 3<sup>rd</sup> 2020

Todd Coles  
City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

PUBLIC HEARING  
COMMUNICATION

C92

Date: Mar 3/20 ITEM NO. 4

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 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 **health** of the existing community members
- \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- \* 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.

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) 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.

Sincerely yours,

Mario Rocca

Copy to Mayor and all Councillors and planners



**Joe Nicoletto**

Alpha Court

**Tuesday March 3<sup>rd</sup> 2020**

Todd Coles  
City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

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Sincerely yours,

Joe Nicoletto

Copy to Mayor and all Councillors and planners

**PUBLIC HEARING  
COMMUNICATION**

C93

Date: Mar 31/20 ITEM NO. 4

**Alfredo Costanzo**

**Alpha Court**

**Tuesday March 3<sup>rd</sup> 2020**

Todd Coles  
City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**PUBLIC HEARING**  
**COMMUNICATION**

Date: **Mar 3/20** ITEM NO. **4**

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Sincerely yours,

Alfredo Costanzo

Copy to Mayor and all Councillors and planners



Alpha Court

**Frank Rizzo**

**PUBLIC HEARING  
COMMUNICATION**

C95

Date: Mar 3/20 ITEM NO. 4

**Tuesday March 3<sup>rd</sup> 2020**

Todd Coles  
City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

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Sincerely yours,

Frank Rizzo

Copy to Mayor and all Councillors and planners

Alpha Court

**Bruno Donato**

**Tuesday March 3<sup>rd</sup> 2020**

Todd Coles  
City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**PUBLIC HEARING  
COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

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Sincerely yours,

Bruno Donato

Copy to Mayor and all Councillors and planners

**Mauro Vari**

**Alpha Court**

**Tuesday March 3<sup>rd</sup> 2020**

Todd Coles  
City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**PUBLIC HEARING  
COMMUNICATION**

C97

Date: Mar 3/20 ITEM NO. 4

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Sincerely yours,

Mauro Vari

Copy to Mayor and all Councillors and planners



**Rachel Chiovitti**

**Alpha Court**

**Tuesday March 3<sup>rd</sup> 2020**

Todd Coles  
City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**PUBLIC HEARING COMMUNICATION** C98

Date: Mar 3/20 ITEM NO. 4

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**Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street**

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Sincerely yours,

Rachel Chiovitti

Copy to Mayor and all Councillors and planners



March 3, 2020

PUBLIC HEARING  
COMMUNICATION

C99

Date: Mar 3/20 ITEM NO. 4

TO: City of Vaughan Honorable Mayor, Councillors and 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

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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.

The proposed infill development will also challenge our existing infrastructures which will in turn have their own ripple effect of concerns and financial costs to the tax payers.

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,



Maria-Domenica D'Agostino

Copy to Mayor and all Councillors and planners

March 3, 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 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. oppose the development of The Country Club by recognizing how invaluable it is to our environmental, cultural and natural heritage.

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. Woodbridge residents and those who are within the government should be protecting this green space and its history. The Country Club opened in 1965 and formally- Board of Trade Golf Course. This is a piece of Woodbridge's history and heritage. The course is an 18-hole championship course designed by the much-admired Canadian architect Howard Watson. Later, Arthur Hills, Arnold Palmer's most famous design partner, modified the golf course. Throughout its time, The Country Club was host to many prestigious amateur and professional tournaments.

The City of Vaughan protects its architectural heritage, its century homes such as the Wallace House on Woodbridge Avenue, and celebrates its rural past with its Agricultural Fair in the Fall. **Its Regional Official Plan also prohibits development of the green lands within the city, for which this golf course is a part!** The proposed development of The Country Club disregards this natural and historic heritage.

In addition, it is more important now than ever before to protect our bio-diversity and green space. The Country Club is a vast green space that is a part of the Humber River Valley system ecosystem. It is a place of beauty in all four seasons, providing beautiful vistas along the winding bends of Clarence Avenue. It is a refreshing urban oasis for all, with wetlands in adjoining valleys and habitat for all sorts of wildlife, including many species that are at risk, such as the Bank Swallow, Eastern Wood-Pewee and endangered bat species, to name a few. Local wildlife who live harmoniously in our woods will be displaced. Several thousands of healthy, mature trees that populate the golf course will have disappeared as the current bylaws that protect them will certainly have been defiled.

The beauty, heritage, and legacy of the Woodbridge core will be gone forever!



Orsola Massara  
Woodbridge Ave.,  
Woodbridge, ON

February 28, 2020

Todd Coles,  
City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**PUBLIC HEARING  
COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

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**

My name is Orsola Massara. My husband, kids and I had moved from central Etobicoke to this magnificent community approximately 40 years ago! Since that time most of our extended family and cousins have also moved to the area. We have a very large extended family and network of very close friends that reside not only in the Board of Trade area, but also in Woodbridge and Vaughan in general. Not only do we live in the area, but we are actively involved in community, work, social activities in the area. If someone mentions a name of a Woodbridge resident, it would be very highly likely that at least someone in our extended family would know that person.

We love living in this very beautiful area. The area by the Board of Trade and Clarence street are especially unique as it is a biodiverse, natural heritage area that all citizens in the area and surrounding regions have enjoyed for many, many years. When I had learned about this proposal, I was absolutely shocked and really couldn't believe that such a horrific proposal could be submitted. My family, friends, associates, colleagues and visitors are adamantly against this proposal!

As citizens of Vaughan, we elected the Mayor and Councillors to act as our representatives, and to act in best faith!! Nothing less. Ramming something through without a democratic fair process, or without respect, first and foremost, for the needs and expectations of taxpayers/citizens would be completely non-sensical.

The proposed infill development endangers the natural balance of nature in the area and would adversely impact me, my family, relatives, and the community in very detrimental ways:

1. The Destruction of natural heritage features, that have made this area a very unique and special community and environment that has significantly contributed to the quality of life of all in the community and surrounding areas for decades.
2. Substantial biodiversity, wildlife, trees and unique fauna in the area creates a critical natural balance in the area. This is something that very few communities enjoy. The proposed infill development severely impacts this balance.

A number of citizens in the area have also already noticed that a number of trees and fauna at the Board of Trade have been mysteriously cut down. Isn't this prohibited!!

3. The proposed infill development will add at least several thousand more vehicles and will further tax the already congested roadways and turn our neighbourhoods into a nightmare. There is also no room to expand the major (and minor) arterials that connect us. Traffic will be at a standstill.

The proposed infill development makes absolutely no sense at all, and on behalf of my family, friends, relatives, and community, I am formally submitting my objection to the above proposed infill.

I believe that a detailed study supported by the following be performed:

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

These are critical in order to properly assess the subject lands' proposed intent for development. These detailed studies are only possible with the implementation of an Interim Control By-law.

The Interim Control By-law 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.

We respectfully ask that this matter be dealt with the highest priority.

We would also expect nothing but clarity, openness, and transparency through this process with no discussions behind closed doors!

Sincerely yours,

A solid black rectangular box used to redact the signature of Orsola Massara.

Orsola Massara



March 3, 2020

**BY EMAIL & DELIVERED**

City of Vaughan  
Development Planning Department  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Attn: Mr. T. Coles, City Clerk, City of Vaughan

**Re: Committee of the Whole Public Hearing– March 3, 2020  
ITEM 3.1 – Zoning By-law Amendment - File No. Z.19.034  
BOSTAR INC. - 5875 Regional Road 7  
City of Vaughan  
Our file: 1711-20**

We are planning consultants writing on behalf of NAPCO - Royal Building Products, a Westlake Company, a well-established manufacturer in this area since 1987, herein referred to as 'Royal'.

Our client's manufacturing business operates at 101, 131 and 155 Regalcrest Court, and related properties and continues to participate in the land use planning process as it relates to the further commercial development and intensification of properties abutting their lands. In particular, the 155 Regalcrest Court building is located to the immediate south of the 5875 Regional Road 7 property, which is subject of the above captioned Zoning By-law Amendment application to permit a Drive-Through Facility accessory to an eating establishment.

The '5875' property is located within a 'Regional Intensification Corridor' and is currently developed with a multi-unit employment building, parking, and loading areas and drive and access aisles, etc. As noted in the City's Public Hearing Report, there is considerable land use planning history with the '5875' property involving the addition of two new commercial buildings, with one now proposing a drive through facility accessory to an eating establishment.

Please refer to the attached Aerial Image No. 1 which describes Royal's property in proximity to the '5875' property, each sharing a mutual property boundary of some 210 m. (690 ft.) in length.



## **THE ORIGINAL SITE PLAN CONTROL AGREEMENT**

In July 1988 the Town of Vaughan ('now City') entered into a Site Plan Control Agreement with the registered owner of the '5875' property, attached as Appendix 1. This Site Plan Control Agreement appears to effectively 'run with the property' notwithstanding that there are now different registered land owners.

## **NEED FOR EFFECTIVE LANDSCAPING & SCREENING**

In review, there appears to be a substantial deficiency existing today by the lack of on-site landscaping and effective screening, as originally intended for the '5875' property. When comparing Schedule 'B' of the Site Plan Agreement with Images 1 and 2, it is clear that the southern border or rear lot line of the '5875' property (abutting Royal's property) has been particularly affected by poor implementation and unacceptable maintenance of the landscaping.

For example, please refer to Image 3 describing the location where originally existing trees are no longer in place. This effectively has opened up a direct visual gap, or sight line, between Regional Road 7, the '5875' property and the 155 Regalcrest Court property located further south. Of interest the applicant's proposed Landscape Plan, Sheet L1 indicates that the "Existing Trees are to be Preserved". Sheet L1 describes six (6) trees, however it appears that there are only two (2) trees remaining on the '5875' property at this location today. As well, there is virtually no attention in terms of landscaping to be provided for the border area, located between the '5875' and the 155 Regalcrest Court properties, contrary to what was intended in the original Site Plan Control Agreement.

In summary, while the proposed new restaurant building will provide a break to the sight line, in my opinion, it does not reduce the importance of effective landscaping and screening to be located between the two abutting properties. Given the proposed commercial land use intensification and resulting vehicular and pedestrian activities on the '5875' property, there is a need for effective screening between each of these properties, and landscaping is recommended as an option in this regard.

It is recommended that as a condition to approving the Bostar Inc. Zoning By-law Amendment an updated Site Plan Agreement with the current registered land owner of this '5875' property be implemented, to ensure that effective landscaping is installed and regularly monitored along the '5875' property boundary line between the '155 Regalcrest Court property, as originally intended per the July 1988 Site Plan Control Agreement.

## **NEED FOR BETTER LOCATED & MANAGED GARBAGE DISPOSAL AND/OR REFUSE BINS**

Please refer to Image 4 which describes the spillover from randomly located garbage disposal and refuse bins located along the '5875' property boundary line with the '155 Regalcrest Court property. Typically, restaurants generate a lot of grease and oils in food preparation and disposal and this image depicts the spillover of these by-products onto the 155 Regalcrest Court property, across the retaining wall.

Given the proposed commercial land use intensification and resulting vehicular and pedestrian activities on the '5875' property, there is a need to provide better on-site locations while ensuring the proper management of garbage disposal and/or refuse bins. Based on the review of the July 1988 Site Plan Control Agreement there is no provision or permission for garbage disposal and/or refuse bins at the location set out on in Image 4. This area of the property is to be used for vehicular parking to meet Zoning By-law parking supply standards.

It is recommended that as a condition of approval of this Zoning By-law Amendment, an updated Site Plan Agreement with the current registered land owner for the '5875' property be implemented, to ensure properly located and maintained garbage disposal and/or refuse bins on-site.

This may require the construction of on-site garbage enclosures. As well, it is important to ensure and monitor that all garbage associated with any restaurants, patios and the drive through operations are well managed, ensuring that it is regularly cleaned to ensure garbage does not pile up and/or accumulate or 'wedge in' along the fence line.

## **CLARIFICATION SOUGHT REGARDING PROPOSED LOADING SPACE**

There appears to be a new Loading Space to be located in the south-east corner of the '5875' property. Clarification is sought as to its purpose and business served.

## **65R - 26788 R-PLAN RELATIONSHIP BETWEEN PROPERTIES**

Given the intensification of the '5875' property with existing and proposed eating establishments there is a need to ensure better management of grease traps in the restaurant facilities to ensure that the existing service pipes remain clear. This also translates into the stormwater run-off issues as these lands are proximate to TRCA regulated lands located to the south-east and the piping service network that traverses in this direction.

## EFFECTIVE NOISE MANAGEMENT - THE NPC-300 GUIDELINE

'Royal' is on record in its objective to not support noise sensitive land uses on the 5875 Regional Road 7 property, and elsewhere on the Bostar Inc. vicinity properties. Also, there is a request to minimize windows and provide noise protective wall coverings/materials on all elevations of Bostar buildings that directly face Royal's 101, 131 and 155 Regalcrest Court properties to mitigate ambient noise.

In support of 'Royal' position on this matter reference is made to the Provincial Ministry of the Environment and Climate Change (MOECC) - *"ENVIRONMENTAL NOISE GUIDELINE, STATIONARY AND TRANSPORTATION SOURCES - APPROVAL AND PLANNING"* (publication NPC-300) guiding the City and proponents of new and re-development. The Guideline provides recommendations on noise criteria for general land use planning, and in particular those land uses sensitive to noise, and supports the *Planning Act* and the *Provincial Policy Statement, 2014, (PPS)*, as well as the *Environmental Guideline D-1 "Land Use Compatibility"*, among others.

This Guideline brings consistency to the three primary areas in which noise impact reports and assessments are important, including land use planning, environmental compliance approvals (including renewable energy approvals through the process mandated for renewable energy projects) and for enforcement of noise excesses, whether through complaints to the MOECC, or through a municipal noise bylaw.

The new Class 4 Area is subject to the designation of a municipal authority, likely by way of an Official Plan and/or Zoning By-law. Royal continues to request that the Class 4 Area designation be applied to all of the Bostar Inc. lands from Royal Gate Blvd. northerly and wrapping around and including the 5875 Highway 7 lands, subject of this current application.

The intent of the new Class 4 Area is to facilitate urban intensification and/or areas of redevelopment with nearby potentially noise sensitive and noise producing land uses. For example, where a municipality establishes a Class 4 development area, adjacent to existing industrial facilities with stationary sound sources, the relaxed sound level limits also become available to these industries, as well as the noise sensitive land uses. While these new standards are less stringent there is a change in the way background noise levels are used in noise assessments compared to the prior Guidelines. This technically supports higher noise level limits such as those associated with urban intensification.

It is noted that the proposed design of eating establishment appears to have minimal, if any, window exposure contained in their southern elevation, as it directly faces Royal's manufacturing operation to the south, in line with their existing building.

#### **THE NPC-300 GUIDELINE: THE ONUS FOR NOISE SENSITIVITY**

Importantly this Guideline acknowledges the responsibility of *'proponents of a new noise sensitive land uses'*, where under C1.3.1, *"... the proponent of a new noise sensitive land use (is responsible) to ensure compliance with the applicable sound level limits and for these responsibilities to be reflected in land use planning decisions. A proponent's responsibilities include, but are not limited to:*

- (1) determining the feasibility of the project;*
- (2) assessing outdoor and indoor acoustical environments, as appropriate;*
- (3) investigation of feasible means of noise impact mitigation;*
- (4) ensuring that the required noise control measures are incorporated into the development, and;*
- (5) describing the technical details, and clarifying the responsibility for the implementation and maintenance, of the required noise control measures."*

This is deemed to mean that a new noise sensitive land use bears responsibility when it is proposed to be located near land uses that generate noise as part of their industrial operation or planned function.

#### **THE NPC-300 GUIDELINE & LAND USE PLANNING**

Introducing new noise sensitive land use becomes a potential factor in limiting existing and future industrial activity, particularly where Environment Compliance Approval (ECA) is sought to support industrial activities. In this case, Acoustic Assessment Reports, Audits and Noise Abatement Action Plans are potentially required which increases costs, processing time and this may compromise the issuance of a required ECA for the industrial or commercial facility to function and/or expand activities where noise is a by-product of operations.

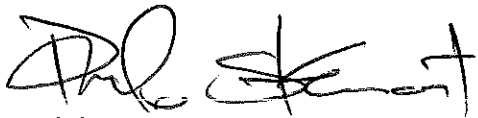
In summary, 'Royal' recommends the City of Vaughan's implementation of the NPC-300 GUIDELINE Class 4 Area status, as it would apply to lands that surround its 101, 131 and 155 Regalcrest Court manufacturing operations.

Please ensure our firm remains on the City's mailing list regarding any future public notices, updates, reports, Committee and Council Agenda related items, and any Council decision or actions on the above captioned matter.

Also, we would appreciate your distribution of this filed submission to the Committee of the Whole.

Thank-you in advance for your co-operation.

Yours truly,  
Pound & Stewart Associates Limited

A handwritten signature in black ink, appearing to read 'Philip J. Stewart', is written over a horizontal line.

Philip J. Stewart, MCIP, RPP

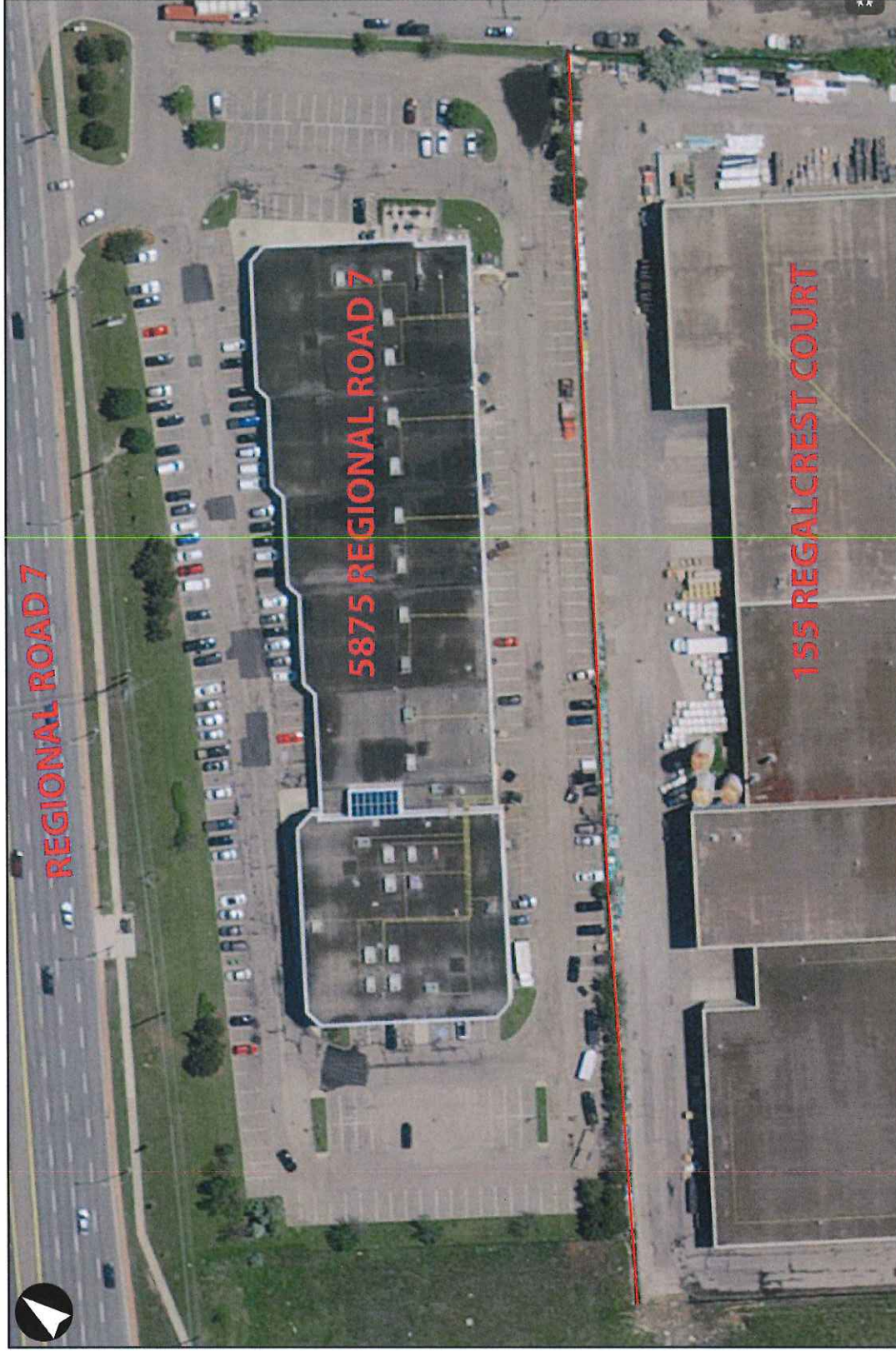
/la\_1711ltr.NAPCO-Royal.Mar.03.2020

Attachments: Images 1-4  
Site Plan Control Agreement - July 1988

cc. Mr. B. Kiru, Acting Deputy City Manager, Planning and Growth Management  
cc. Ms. J. Kim, Planner  
cc. Mr. R. Gray, Miller Thomson  
cc. client



IMAGE 1 - WEST OBLIQUE AERIAL VIEW OF 155 REGALCREST COURT AND 5875 REGIONAL ROAD 7  
CITY OF VAUGHAN

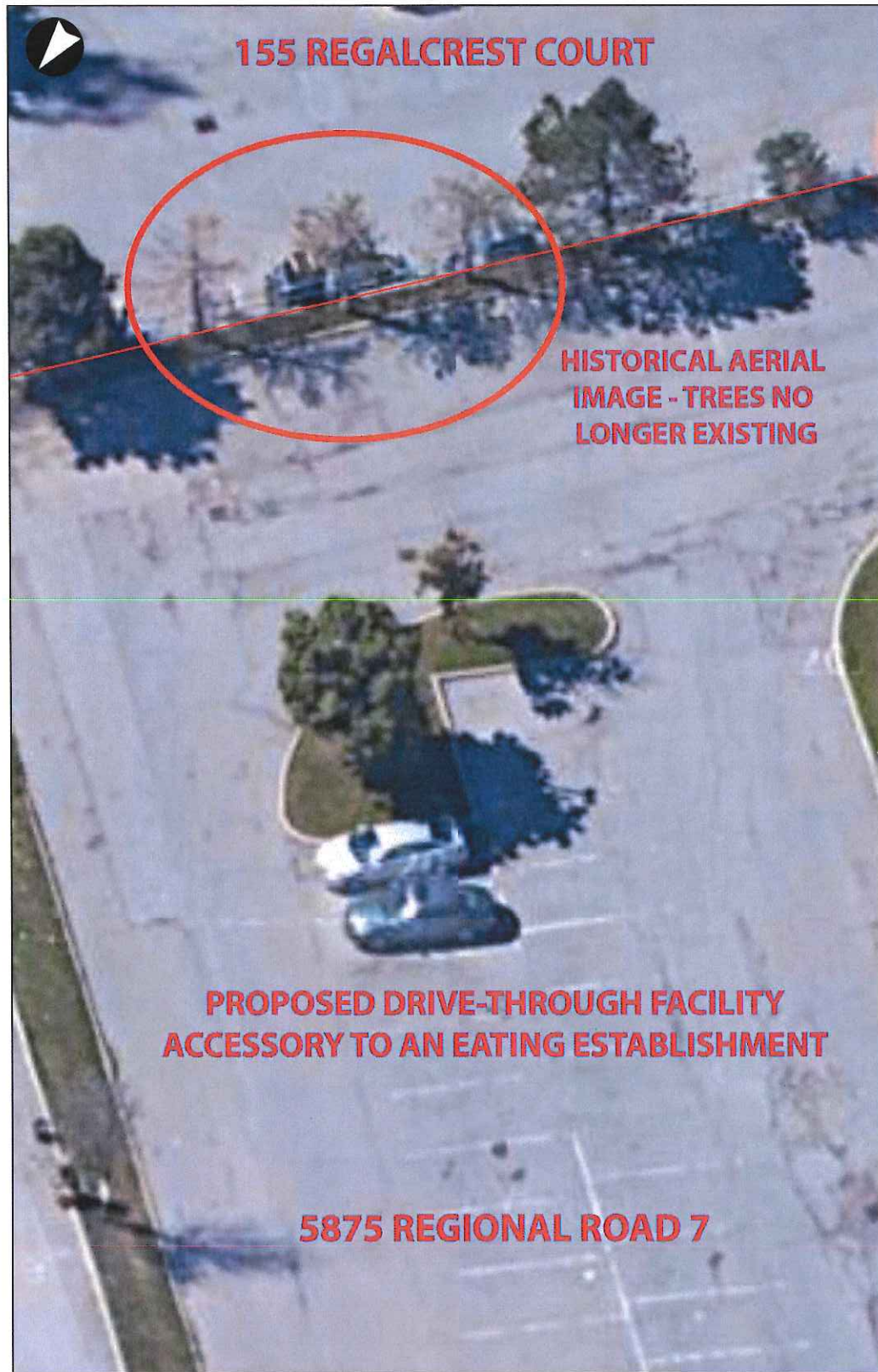


**NAPCO**  
ROYAL PIPE & FITTINGS

**POUND & STEWART**  
PLANNING CONSULTANTS • CITYPLAN.COM  
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Helping People Shape Living, Working & Public Spaces



**IMAGE 2 - AERIAL VIEW OF 155 REGALCREST COURT & 5875 REGIONAL ROAD 7  
CITY OF VAUGHAN**



1711\_Image2\_Feb.28.20

**NAPCO**  
ROYAL PIPE & FITTINGS

**POUND & STEWART**  
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IMAGE 3 - NORTH VIEW FROM 155 REGALCREST COURT, CITY OF VAUGHAN



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Helping People Shape Living, Working & Public Spaces

**NAPCO**  
ROYAL PIPE & FITTINGS



IMAGE 4 - NORTH-WEST VIEW FROM 155 REGALCREST COURT, CITY OF VAUGHAN



# APPENDIX 1

THIS AGREEMENT DATED THE 25<sup>th</sup> DAY OF July 1988

THE CORPORATION OF THE TOWN OF VAUGHAN

AGREEMENT MADE PURSUANT TO

SECTION 40 OF THE PLANNING ACT

BETWEEN:

THE CORPORATION OF THE TOWN OF VAUGHAN

hereinafter called "Vaughan"

OF THE FIRST PART

- and -

ROYBRIDGE HOLDINGS LIMITED

hereinafter called the "Owner"

OF THE SECOND PART

WHEREAS the Owner is the owner of certain lands in the Town of Vaughan, being part of Lot 5, Concession 8, more particularly described as Parts 1, 2, 3, and 4, Plan 65R-4536.

AND WHEREAS Council has enacted By-law Number 274-86 designating the whole of the Municipality of the Town of Vaughan as a Site Plan Control Area;

AND WHEREAS this Agreement is entered into pursuant to Section 40 of the Planning Act, 1983.

NOW THEREFORE, in consideration of the premises, the Owner and Vaughan hereby mutually covenant and agree as follows:

1. The lands subject to this Agreement, hereinafter referred to as "the lands", are situate in the Town of Vaughan in The Regional Municipality of York, being part of Lot 5, Concession 8, more particularly described as Parts 1, 2, 3, and 4, Plan 65R-4536.
2. The Owner shall develop the lands identified as Part 1 of Schedule "A1" attached hereto, in accordance with Schedules "A1", "A2", "B" and "C" attached hereto, and shall not use any

area of the lands for any other purpose other than the use designated on the said Schedules.

3. The Owner shall develop and maintain the lands shown as Part 2 on Schedule "A1", attached hereto, in accordance with the terms of an agreement executed between the Owner and Vaughan, dated July 11th, 1986, registered as Instrument No. 405675.

4. The building shown as "Building C" on Schedule "A1" attached hereto, shall be deemed as a commercial complex pursuant to the provisions of Section 4(2)(b) of By-law 2961, as amended.

5. All building elevations shall be completed and maintained in accordance with Schedule "C", attached hereto.

6. All landscaping shall be completed in accordance with Schedule "B", attached hereto, and shall be maintained in a satisfactory condition. Any unsatisfactory landscape components shall be replaced as soon as possible.

7. Signs shall be erected to the satisfaction of the Vaughan Fire Chief and in accordance with Schedule "D", attached hereto, on all fire routes shown on the said Schedule "A1".

8. No use of any building shall commence until the grading, sodding, landscaping, fencing, parking, and curbing shown on Schedule "B" are completed, provided that if weather is adverse or supplies short, Vaughan may waive this provision with regard to sodding and landscaping.

9. All outside lighting erected on the lands shall be diffused and directed inward from adjacent land uses and public streets. If, in the opinion of Vaughan or other authorities having jurisdiction over adjacent residential areas and public streets, lighting shields are necessary to stop direct peripheral lighting to such areas and streets, then the Owner shall erect same forthwith.

10. Prior to the erection or placing of any sign, the Owner shall have obtained a sign permit from Vaughan. Should a sign be placed or erected without a permit, Vaughan may enter on the premises in order to remove the sign and may draw upon the Letter of Credit in order to facilitate the removal of the sign.

11. The Owner shall complete all drainage works in accordance with Vaughan Standards and as shown on the attached Schedule "A2". The Owner shall maintain all said works so that the post-development storm water flows do not exceed the pre-development flows or the flows predicted in the approved storm water management report. These works shall include all components necessary to incorporate roof top storage where applicable. In the event that the Owner fails to fulfill its obligation in this matter, Vaughan may construct the appropriate works to control the storm water runoff from the lands to within the allowable limits at the Owner's expense and the Owner hereby waives any claims for damages which may result from the construction of such works by Vaughan.

12. If the information on the said Schedules is incorrect, the grading shall be completed in a manner satisfactory to Vaughan. Prior to the release of the Letter of Credit, referred to in Paragraph 20, the Owner shall submit to Vaughan an "as built" site plan approved by Vaughan and a Professional Engineer as defined by the Professional Engineers Act, 1984.

13. The Owner shall complete and maintain all of the works required to be done, as set out in this Agreement, to the satisfaction of Vaughan and if in default thereof the provisions of Section 325 of the Municipal Act, R.S.O. 1980, c.302 shall apply.

14. Notwithstanding that a building permit may be issued for the construction of a building, construction thereof shall not proceed above grade until a Professional Engineer, as

defined by the Professional Engineers Act, 1984, has certified that the building is proceeding in accordance with the approved plans and that the elevation at the top of foundation and the estimated finished floor elevations complies with the approved elevations shown on the plan on the basis of which the building permit was issued.

15.i) Should the development of lands, in accordance with this Agreement, require the installation of services on or access over a public road allowance or public lands, the Owner shall be responsible for the restoration of the lands to their former condition and for the repair of all damage, to the satisfaction of Vaughan. Should the Owner fail to restore the affected area to the satisfaction of Vaughan, the work may be done by Vaughan at the Owner's expense. The Owner shall reimburse Vaughan within 30 days of demand and if payment is not made then Vaughan may recover the cost from the Letter of Credit referred to in Paragraph 18.

15.ii) The Owner shall keep all roads used for access to the lands in good, mud and dust free condition during the construction of services and buildings. If the Owner fails to carry out any of the above-noted works within 24 hours of written notice from Vaughan, the work may be done by Vaughan at the Owner's expense. The Owner shall reimburse Vaughan within 30 days of demand and if payment is not made, Vaughan may recover the cost from the Letter of Credit referred to in Paragraph 18.

16. The Owner shall indemnify and save harmless Vaughan and/or its employees from all actions, suits, claims and demands whatsoever which may arise directly or indirectly by reason of a requirement of this Agreement, save and except for damage caused by the negligence of Vaughan or its employees. Upon execution of this Agreement, the Owner shall file with Vaughan a

certificate showing the Owner's carrying public liability insurance in an amount of not less than \$1,000,000.00 and that Vaughan is named as a co-insured.

17. This Agreement, with the Schedules thereto, may be registered upon the title to the lands. The covenants, agreements, conditions, and undertakings herein contained on the part of the Owner shall run with the lands and shall be binding upon it, its successors, or assigns as owners from time to time. The Owner hereby appoints its successors or assigns as its attorney and agent with full authority to enter into any agreement with Vaughan to amend this Agreement in any way that is mutually agreeable. The Owner shall pay to Vaughan the cost of registration of the Agreement as well as any further costs incurred by Vaughan as a result of the registration of any other documents pertaining to this Agreement.

18. The Owner shall file with Vaughan, upon the execution of this Agreement, a Letter of Credit in the amount of \$30,000.00 to guarantee the completion of the works referred to in this Agreement. If the Owner fails to complete all of the works within one year from the date hereof, then Vaughan may draw upon the Letter of Credit for its estimate of the cost of completing the work and enter upon the lands for that purpose. In the event that the Letter of Credit is not sufficient to cover such expenses, Vaughan may recover the deficit by action against the Owner or in like manner as municipal taxes owing upon the lands. In the event that the Owner is delayed in substantially completing the said works by any act beyond its reasonable control and without limiting the generality of the foregoing by reason of unavailability of building permits, adverse weather conditions, labour disputes, strikes and lockouts, national shortages, acts of God or the Queen's enemies, riots, insurrection or damage by fire, lightning or

tempest, the date set for the substantial completion and agreed to by Vaughan shall be automatically extended by a period of time equal to such delay. The Letter of Credit shall be kept in force by the Owner until it has fulfilled all of its obligations under this Agreement. If Vaughan is not provided with a renewal of the Letter of Credit required by this Agreement at least thirty (30) days prior to its expiration, it may draw the funds secured by such Letter of Credit and hold them on the same basis as it held the Letter of Credit.

19. Prior to the execution of this Agreement by Vaughan, the Owner shall file with Vaughan a certified cheque in the amount of \$35,700.00 being Vaughan's estimate of 2% of the market value of the lands determined as of the day before the day of the issuance of the building permit pursuant to Section 41, Planning Act, 1983. The Owner shall be given credit for park levies previously paid in respect of the lands.

The Owner shall obtain an appraisal from an accredited appraiser at the Owner's expense and the park levy shall be deducted from the deposit and the balance repaid to the Owner forthwith or the Owner shall pay any deficit on demand. If the required amount is not paid within 5 business days, Vaughan may draw upon any Letter of Credit filed with it by the Owner for the required amount.

20. Prior to the release of the Letter of Credit, the Owner shall complete the works set out in the Agreement secured by such Letter of Credit to the satisfaction of Vaughan. The Owner shall arrange for an inspection of the lands through the Vaughan Treasury Department and once all deficiencies have been rectified to Vaughan's satisfaction and the works completed in accordance with this Agreement, the Letter of Credit may then be released.

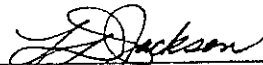


21. The provisions of this Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.


In Witness Whereof the parties hereto have hereunto affixed their corporate seals duly attested to by their proper signing officers on that behalf or their hand and seal as the case may be.

SIGNED, SEALED AND DELIVERED )  
in the presence of )

THE CORPORATION OF THE TOWN OF  
VAUGHAN

  
\_\_\_\_\_  
L. D. JACKSON, MAYOR

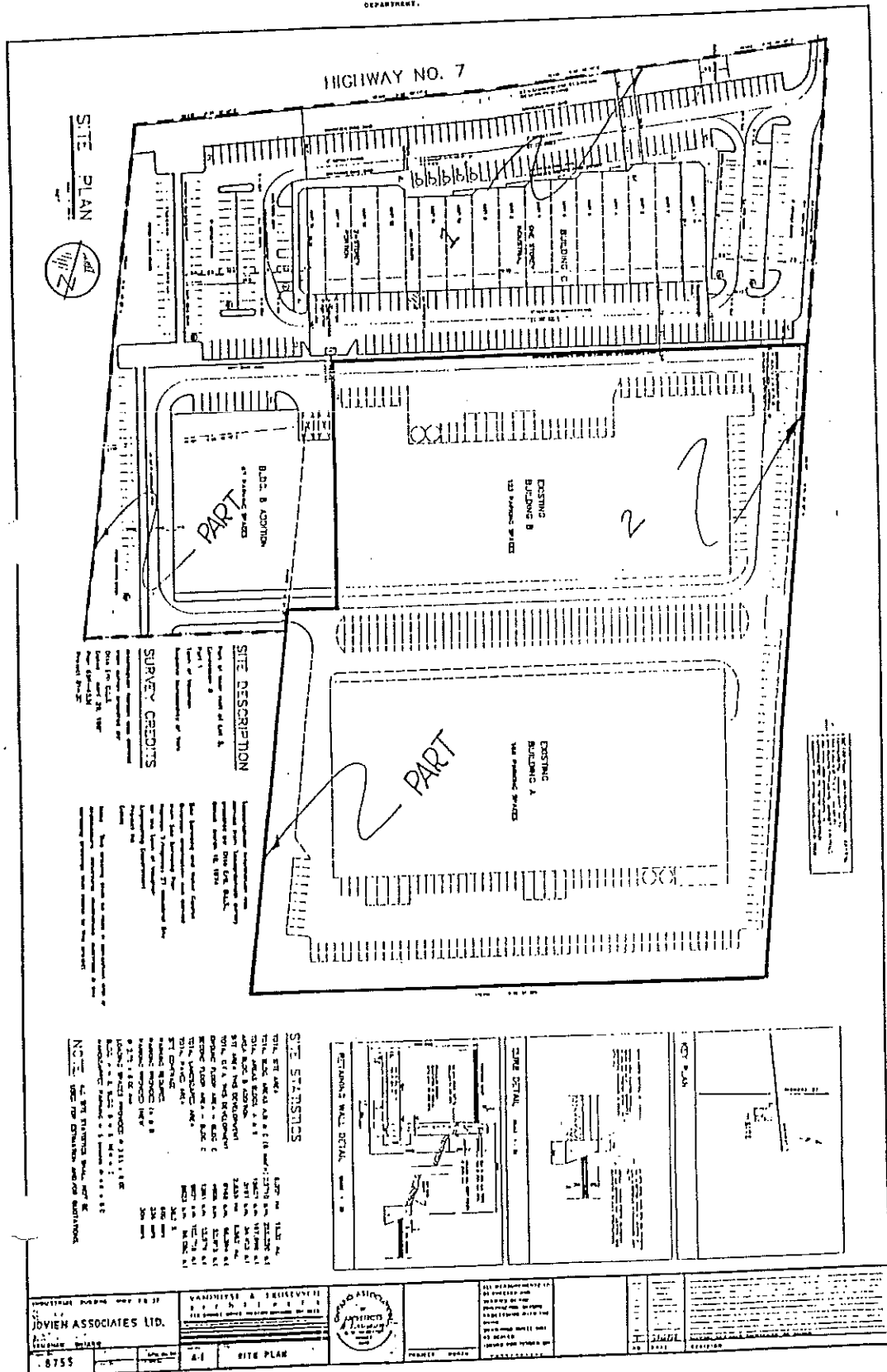
  
\_\_\_\_\_  
R. A. [unclear], TOWN CLERK

  
\_\_\_\_\_  
ROYBRIDGE HOLDINGS LIMITED  
Vic DeZen

(FILE DA.19.88)

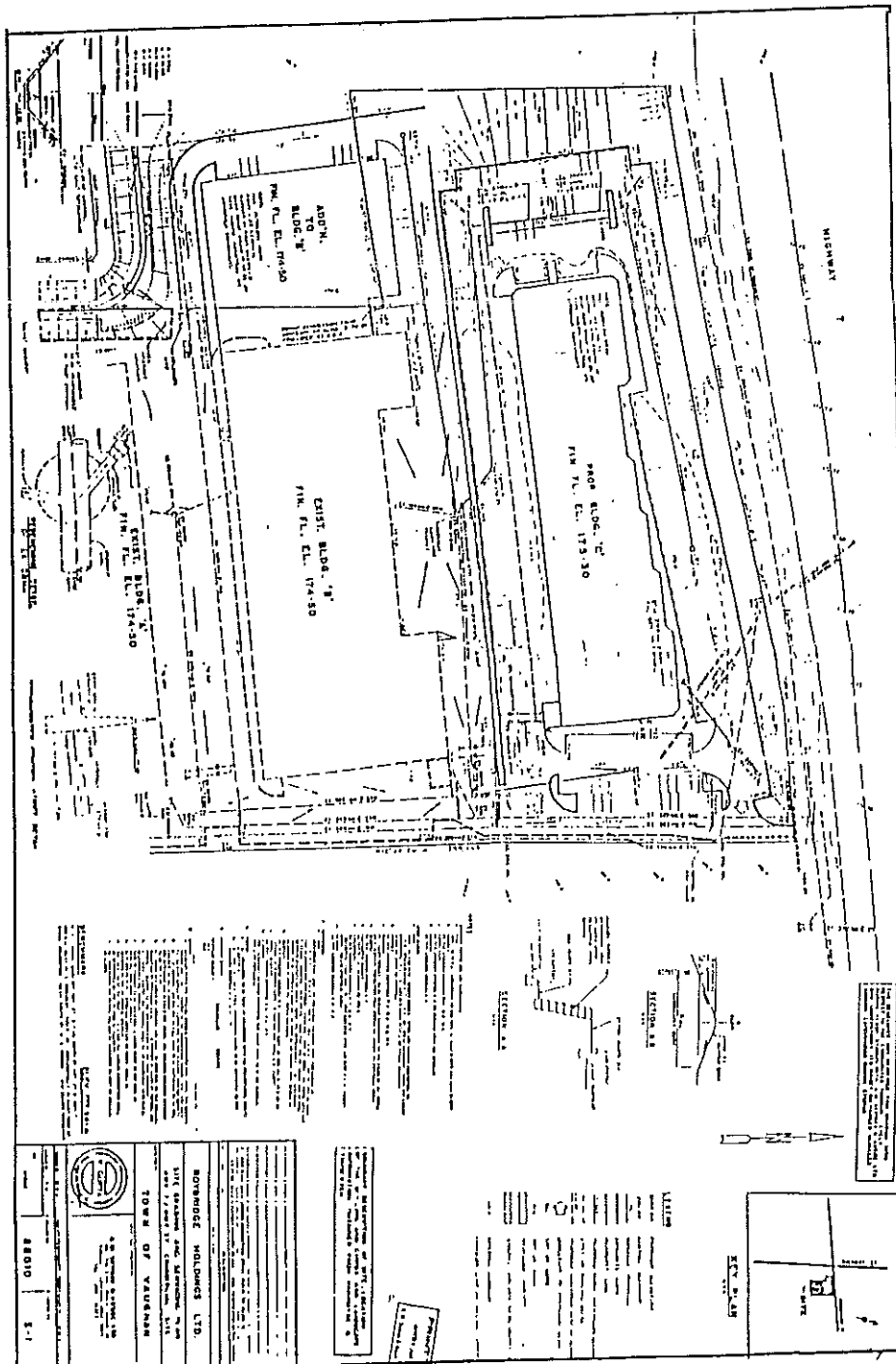
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(print signing officer's name  
below signature)


NOTE: FOR SPECIFIC DETAILS REFER TO  
LARGE SCALE DRAWINGS DEPOSITED  
WITH THE TOWN OF TAUNHAM BUILDING  
DEPARTMENT.



# THIS IS SCHEDULE "A2" TO AGREEMENT

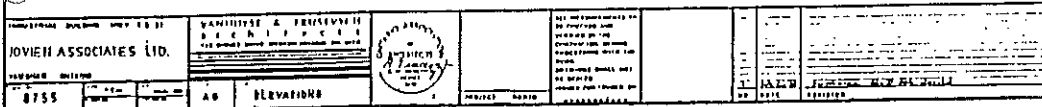
NOTES FOR SPECIFIC DETAILS REFER TO  
LARGE SCALE DRAWINGS DEPOSITED  
WITH THE TOWN OF VAUGHAN BUILDING  
DEPARTMENT.



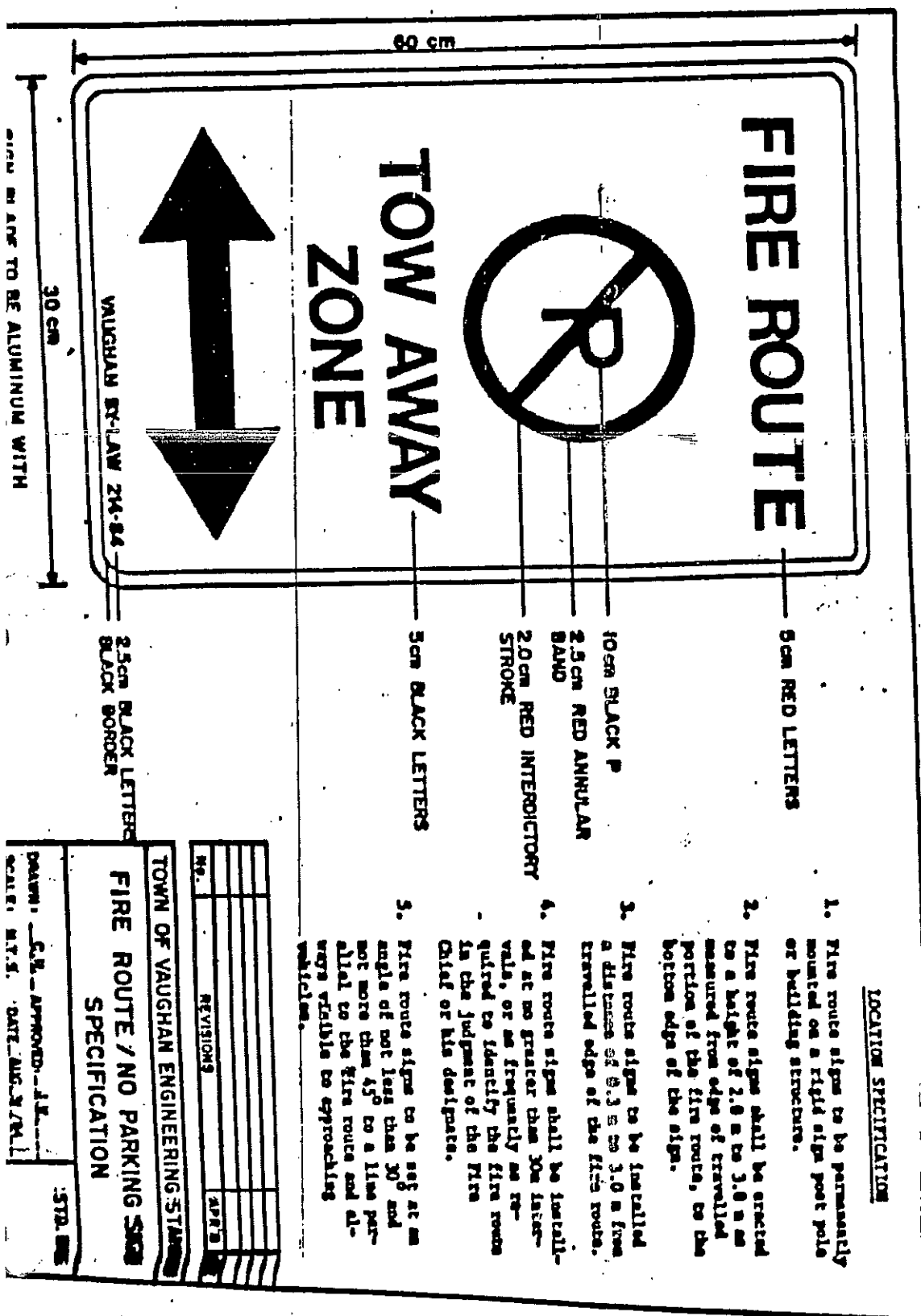
	
<b>ENGINEER</b> JOHN J. HARRIS 1000 SHEPPARD AVE. E. SUITE 100 SCARBOROUGH, ONT. M1B 2Y1 (416) 291-1111	
<b>CLIENT</b> BOWEN & BOWEN LTD. 1000 SHEPPARD AVE. E. SUITE 100 SCARBOROUGH, ONT. M1B 2Y1 (416) 291-1111	
<b>PROJECT</b> 1000 SHEPPARD AVE. E. SUITE 100 SCARBOROUGH, ONT. M1B 2Y1 (416) 291-1111	
<b>DATE</b> 2000	
<b>SCALE</b> 1" = 1'-0"	



NOTE: FOR SPECIFIC DETAILS REFER TO  
LARGE SCALE DRAWINGS DEPOSITED  
WITH THE TOWN OF FAIRHAM BUILDING  
DEPARTMENT.



THIS IS SCHEDULE "D" TO AGREEMENT





### **NOTICE OF PETITION**

A petition has been submitted with respect to the following matter and a copy is on file in the Office of the City Clerk:

**Meeting & Date:** Committee of the Whole (Public Hearing), March 3, 2020

**Communication No.:** C103

**Agenda/Report No.:** Item 3, Report No. 10

**Item:** 300 ATKINSON INC. ZONING BY-LAW AMENDMENT  
FILE Z.19.028  
VICINITY OF ATKINSON AVENUE AND CENTRE STREET

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#### **Particulars of the Petition:**

**Dated:** MARCH 2020

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**No. of Signatures:** 110

---

**Submitted by:** Mr. Steve Schnier, Atkinson Neighbourhood  
Development Committee, Roseborough Crescent,  
Thornhill

---

#### **1<sup>st</sup> Paragraph of Petition:**

**"I, the undersigned wish to maintain the existing character of the neighbourhood surrounding the property at 300 Atkinson Avenue, Thornhill, ON, L4J 8A2. As such, I oppose the following applications for the zoning changes to the Subject Lands to permit a three-storey townhouse development:"**

**For a copy of the petition contact:**

**City of Vaughan, City Clerk's Office, 2141 Major Mackenzie Drive, Vaughan, L6A 1T1  
Tel: (905) 832-8504 Fax: (905) 832-8535**

Good evening, my name is Ferdinando Torrieri and my address is ON, [REDACTED]

I am sure that many residents of Vaughan have received the latest issue of Celebrate Vaughan Our City. Our Home. The issue boasts of the achievements that our city has accomplished in the last ten years. One of the underlying priorities of many of the councillors is dealing with Gridlock and Traffic.

This Gridlock is a result of the uncoordinated approval of various developments especially around the Weston Road, Islington Ave. and Kipling Ave corridors of our city.

Approving this planning proposal, in any fashion, will only exasperate the already intolerable situation.

It is imperative that this council adopt an Interim Control By-law.

Further to that I have submitted a letter objecting to this proposal and I will read to you the salient points of that letter.



Mary and Ferdinando Torrieri  
[REDACTED] Kilmuir Gate  
Woodbridge, Ontario [REDACTED]

February 27, 2020

Todd Coles  
City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

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

Dear Mr. Coles,

We have been residing in our current home for almost thirty-five years. We carefully chose this community because of the quiet and open green space environment surrounding the home away from the city of Toronto. Along with the members of our community, we are appalled and are resolutely opposed to the above highlighted complete application that has been made to the planning department of our city. By this letter, we are formally submitting our objection to the above highlighted complete application. Please note that this letter has also been distributed to the Mayor and Vaughan Councillors, as well as to the city planners.

This proposed infill development is not consistent with the City of Vaughan Official Plan (VOP). As per section 2.2.5 Intensification Areas, this site is not located in a corridor designated as an area for intensification.

The scope of this infill development will leave a profound and permanent blemish on our neighbourhood, which will have the following impact:

- The biodiversity, the trees, animals and open spaces will be clear cut and replaced with high density housing which will produce a negative impact on the air quality of our neighbourhood. Adequate air quality is an essential ingredient to the community's health and wellbeing.
- The size of this infill development means that our neighbourhood and all of downtown Woodbridge would be subject to increased levels of noise, unrelenting clouds of dust and construction debris which will be harmful to the community at large and especially our many older adults and children who currently live in the area.
- This new proposed infill development will add three additional major vehicular exit points from the development into our community, namely the exit onto Wycliffe Ave., and the two exits onto Clarence St. The current traffic congestion in our neighbourhood dictates that a trip during rush hours, from our home to the intersection of Islington Avenue and Langstaff Road, (a distance of three blocks), is a 20-minute trip. With this new proposed development, this trip will most likely become increased by a significant amount of time. This increased length of time spent in traffic congestion will almost certainly impact the quality of life of the community's residents.

- Based on the number of additional residential units being proposed, we expect that this new development will increase vehicular traffic by at least 2,400 cars which will further tax our existing poor infrastructure. The city has allowed intensification of downtown Woodbridge to the point that southbound Clarence St. is only one lane where it intersects with Woodbridge Ave. due to a recent condo which was built abutting the pedestrian sidewalk. It remains unclear how these additional cars will be accommodated given the limitations of our road infrastructure. Not only is this a vehicular traffic issue, but it will also continue to affect pedestrians accessing downtown Woodbridge. Presently, the intersection of Clarence St. and Woodbridge Ave. is congested during rush hour and pedestrian use of the crossings can be dangerous. With the increased vehicular traffic, this crossing will become more hazardous.
- The natural heritage of the community will be forever destroyed. This proposed infill development will eliminate 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 believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environment Impact Study, 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 which we are formally requesting. This in turn will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science-based environment reviews as well as other necessary studies.

In addition, we request the City Council provide the current landowners a Notice of Intervention to Designate to preserve the cultural character of the Board of Trade Golf Course property.

At the public hearing scheduled for March 3, 2020, it is imperative that all discussions concerning this proposed development are done in an open and transparent manner, with no "In-Camera" or behind closed doors meetings.

We ask that this matter be given the priority and merit it deserves. Thank you in advance for your attention and cooperation to this issue.

Sincerely,

A large black rectangular redaction box covering the signature area of the letter.

Mary Torrieri

Ferdinando Torrieri

cc: Mayor Bevilacqua and all Councillors and Planners

Good evening members of City Council.

My name is Frank Troina. My family and I have been Vaughan residents at [REDACTED] Kilmuir Gate for 24 years. We were drawn to move into this neighbourhood with our young family by the natural beauty of the open spaces and the closeness to nature. I have envisioned my retirement years in this quiet and peaceful community. We are passionately against the proposal as this will most negatively impact our daily lives.

I would like to thank this council for having the courtesy to arrange a 7:00 PM meeting this time around. It was on May 8th, 2018 at 1:00 PM during a workday that an Interim Control By-Law was first proposed by our community in opposition with what could be the largest in-fill development that Vaughan has ever seen.

Many could not attend and those who did, affirmed emphatically that as a community we stand opposed to increasing the density of our neighbourhoods without this council adopting an Interim Control By-law. An Interim Control By-law would give this council time to consider the impact of their decision. The applicant in their cowardice removed this application from the scrutiny of this council and our community the morning of May 8th, 2018. On May 8th this council did not support an Interim Control By-law because the development proposal was removed. It is now March 3rd, 2020 and here we are again.

At a time of heightened environmental concerns this enormous development scheme is an affront to our community. With stormwater management ponds being dropped into environmentally sensitive flood plains as band aids to mitigate the natural drainage that would be lost to the applicant's proposal. Will the applicant be held accountable for the flooding of our roads and our homes in the case of flood events? Moreover, this applicant has shown us what their idea of a tree is. To them a tree is an obstacle. A tree is something that must be cut down before the arborist report can be completed. It is the actions on the property of 20 Lloyd Street that has forced the community under the flag of Keep Vaughan Green to lobby this council for a Tree Protection By-Law which was adopted on March 20, 2018. Since that time this community worked with this council to save trees on this property.

This proposed development will see the removal of more than 1300 mature trees destroying habitats of many species. At a time when Vaughan tree canopy cover is a measly 17%. Are we to trust the applicant with tree "replanting" after so many have been cut down? I hope that this Council finds the wisdom and the courage to adopt an Interim Control By-Law to help us defend green spaces for future generations. The needs of today should never jeopardize the needs of tomorrow.

We have a gem in the heart of our city that needs to be protected by an Interim Control By-Law. What reasonable and environmentally conscious individual would not want to preserve our precious open spaces and historically significant lands for future generations?

The residents of Vaughan are and continue to be the victims of this unprecedented attack on our communities by overzealous developers, even some who use their money to masquerade as "Vaughan Working Families". Why tinker with an already established



community? All I ask from you, our elected officials, is to use your common sense and to look at the grand scheme of things and recognize that things are not right. There needs to be a reset. Be the voice of all citizens of Vaughan, not just to the few. Do not allow the destruction of such a significant area of green space without careful third- party consideration. It is an idyllic property that contributes uniquely to the character of the overall area. We urge you to support the Interim Control By-Law.

Prior to the municipal election, this development called for about 600 dwelling units now we hear that it jumped to over 1200. Do the math! Each unit will probably represent two more vehicles on the roads. That's another 2400 cars on our roads. More importantly the density of vehicles will impact our neighbourhood streets even more, placing both young and old at risk. Taking a leisurely walk and cycling will be a thing of the past. Simple physical activities such as jogging and walking to the parkettes will become more problematic. Open space is open space. Leave our established streets and communities alone.

I respectfully ask Council to fund independent assessments of the impact of this development proposal, including financial and well-being (health) costs to individuals and the community. We all demand that an ICBL be granted to allow proper time for this. No more discussions or decisions behind closed doors. Make your decision tonight with the community eye to eye. We deserve elected officials who show integrity through and through. Do not be afraid to stand up to this applicant. The sustainability of our neighbourhoods, our communities, and our city hang in the balance on your decision to adopt an Interim Control By-Law.

Thank you for your attention to our concerns.

Rose and Frank Troina  
[REDACTED] Kilmuir Gate.  
Woodbridge, ON  
[REDACTED]  
[REDACTED]

February 28, 2020

To Whom It May Concern,

**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**

Regarding the above noted applications, and having thoroughly reviewed the applicants' submissions, we are formally submitting our objection to the above highlighted complete application.

My name is Frank Troina. My wife Rose and I, as well as our children have been Vaughan residents at [REDACTED] Kilmuir Gate for 24 years. We decided to move into this neighbourhood with our young family as we were drawn by the natural beauty of the open spaces and the closeness to nature. I have just recently retired and have been envisioning my retirement years in this quiet and peaceful area. We had factored on living in our home well into our retirement. We are passionately against this proposed development as it will most negatively impact our daily lives. Transportation alone will become a nightmare. Our road systems can not withstand more traffic congestion. Plans to widen streets will not alleviate but exasperate the traffic problem.

This development proposal will jeopardize the natural balance of nature and its beauty in the surrounding neighbourhoods and presents the following concerns:

- \* Destroying the natural biodiversity of the area; The proposed development will destroy the beautiful landscape and virtually the home of numerous animals. The inherent biodiversity of the area is a gift that very few communities enjoy.
- \* Creating an environment that is detrimental to the health of existing community members.
- \* Increasing the traffic congestion that already exists and continually worsening with the already approved developments in the surrounding neighbourhoods.
- \* Reducing the Natural Heritage of the Community.

. 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. There is no immediate access to rapid transit which in turn will mean more vehicles on the roads.

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.

There is a great and growing concern over the negative implications for residents who reside in the immediate surrounding neighbourhoods. The community at large is against this development proposal. It is creating a lot of stress and anxiety to our neighbours and beyond. This proposed development will not only impact the immediate area but also the extended to areas all around. Open space is open space. Why would any environmentally conscious individual change the zoning determination of this property and destroy a piece of paradise? We need, we must preserve our precious open spaces and historically significant lands for further generations to enjoy. We ask that this application and our concerns be carefully examined and that you will show responsibility and insight to the inherent dangers that this proposal will have on our community for years to come. Thank you in advance for your attention in this matter.

Sincerely,

Rose and Frank Troina

TONY WILSON  
AYTON CREB.  
WOODBRIDGE, ONT  
[REDACTED]

GREATER WOODBRIDGE RATEPAYERS ASSOCIATION  
BOARD OF TRADE (COUNTRY CLUB) GOLF COURSE – D

PUBLIC HEARING  
COMMUNICATION

Date: Mar 31/20 ITEM NO. 4

C106

The GWRA is restating its position for the 2<sup>nd</sup> time to say “NO DEVELOPMENT” regarding the Board of Trade (Country Club) Golf Course. Council can’t compare Woodbridge’s 290 acres of open green space to Maple’s 900-acre Vaughan Park, formerly a landfill garbage dump.

In August 2017, we were in Oakville supporting their ratepayers wish for an ICBL. The Oakville Council and staff unanimously endorsed this decision. The Oakville Council has stood strong to financing a NO Development message at the OMB and the courts. In Sept 2017, the GWRA stood firm to express to Vaughan Council, to follow Oakville’s lead to create an ICBL during the 1<sup>st</sup> application. This 2<sup>nd</sup> application needs to have an ICBL.

All development applications impact surrounding communities. There are over 5,000 units proposed for our area which is going to exacerbate transportation, community services, schools, emergency services and infrastructure connections to surrounding established neighbourhoods. This is the largest reprehensible historic infill application in Vaughan, but particularly in Woodbridge’s jewel green open space, formerly an indigenous Huron - Wendt territory.

The plan shows City-owned land incorporating a Kipling Ave and Langstaff Rd proposal to accommodate the developer’s traffic shortfall. As the 2<sup>nd</sup> application stands, it needs Official Plan Amendments (OPA), Zoning Bylaw Amendment, and Draft Plan of Subdivision approval. Without staff and Council approval, this proposal is dead. Let’s enlighten the people that there has been an offer to purchase the National Estates Golf Course for development by the same people according to the Globe & Mail (October 18, 2019).

The GWRA has been to several OMB/ LPAT Tribunals:

The Woodend Proposal - has destroyed designated low-density estate zoning (2 acres or more) south-east of Pine Valley/ Mjr Mac.

Gatehollow Estates (Islington/ Sonoma Heights) – The staff/ Council unanimously supported No development. The M of NR and TRCA acquiesced. The City’s retained lawyer was redirected by our Council to agree to developing 2 – 6 story condos. In this decision, we found out that all strip plazas are now predesignated to 4 story intensification, including the Velmar proposal (Rutherford Rd/ Velmar Ave near Weston Rd).

Mounsey Ave/ Clarence Rd – The proposal adjacent to the Board of Trade, the TRCA, developers’ team, and lawyers hung up on the GWRA discussing conservation, topography, and hydrogeology issues on an LPAT teleconference, saying it was too technical for us to decipher – where is the community respect for involvement?

The Appian Way Extension - There ‘s an outstanding court order that Council has been privy to since 2015 to follow subdivision agreement, not severance which was intended for the

developer to build the road. The Committee of Adjustment judgement wasn't the same as the written correspondence and forced us to get an OMB decision to uphold 1 entrance unnecessarily. The audio and minutes of the C of A wasn't working to fall back on for our records.

It's time for the City of Vaughan to refund costs associated with these Committee of Adjustment and OMB/LPAT Tribunal judgements which handicap the residents of Vaughan.

We've been directing concerns to City staff and Councillors with little or no response. Senior city management are being removed or resigning in alarming numbers making residents ponder if City Hall is a suitable place to work without fear of reprisal for their impartiality. It's time for city staff to stand tall professionally to respect the wishes of the community like they did in Oakville.

It's time for our Council to understand that we are many votes, the developers are a few. We can choose developers that will comply with our community vision.

We need to emphasize that it's "No" to the development. Council needs to create an ICBL to include stopping the application process dated Dec 23, 2019, so that developers don't bypass the ICBL and go to LPAT.

Woodbridge represents 100,000 people with major business, transportation corridors, and economic clout. We can be masters of our own destiny respecting Master Plans, and zoning issues, respect established mature neighbourhoods, and properly develop the Hwy 7 corridor between Islington Ave and Kipling Ave with a full BRT service. We want residents wishes to be taken seriously.

We are underrepresented by council seats regarding a Woodbridge vision of growth. We are urging our M.P.P.s and M.P. to intervene in this matter due to Council's ambivalence to the manner in which associations and residents are pouring hard earned money frivolously at OMB/LPAT Tribunals. Our Council shows lack of leadership and a willingness to work with the residents in protecting established neighbourhoods.

The GWRA says NO to this development and to establish an ICBL to study the ramifications of this proposal to our community.



Good evening members of cour

My name is Sabrina , and I am here to ask you to grant an Interim Control bylaw for permit Application 19T-19V007.

I have lived in Vaughan for almost 40 years and have watched it change from farm land and forest all around to becoming an urban area. I have seen it change for the better and I have also witnessed changes that have hindered it. The application to rezone the Board of Trade to a residential area will have the most impact on my family, my neighbours and myself.

Accepting this proposal without granting an interim control bylaw will change my area forever.

Construction on this green space will not elevate the quality of life for anyone in my neighborhood. It will create more congestion on the roads that are already backed up. In fact, When I have to take my son to swim lessons at Woodbridge memorial I can either take clarence south to Woodbridge Avenue where I have to wait a few light changes before I can turn left because woodbridge avenue is always backed up.

My second option is to take islington south bound where I am stuck in grid lock. A drive that should take 5 minues turns into a 20 minute one.

More homes means more cars and traffic. we don't need studies to tell us that. we are not incompetent. Take a drive during traffic

hour and then imagine what the impact of 3000 more vehicles in small space will create and tell me if the infrastructure is conducive to building this so called "Village"

.

Does their supposed traffic study even take into consideration traffic from projects that are still under construction? If I wanted to live in traffic I would have bought a home downtown Toronto. I speak on everones behalf when I say we took pride in choosing this area because of its green space and the quiet lifestyle it provided. We don't want more cars on our roads!

Besides the traffic I had the opportunity to briefly look at the tree study that was conducted. I stopped after only the first page. Oddly trees that were worthy of being saved were located exactly on the lot lines of the proposed development.

Does the developer think we are all stupid? The Arborist report is an insult to our intelligence. Trees with diameters of 13 meters are being cut? If I proposed that for a tree in my backyard I would be arrested.. trees of that magnitude should be treasured and preserved.

Finally allowing an entrance or exit into an already complete street such as Wycliffe is ridiculous. Councillors the idea that a home in an established area be demolished to create a road is absurd.

Have you driven by The home the developer is proposing to take down? It is not a decrepit old house. It is a beautiful home that has been landscaped. Why would we allow it to be rezoned into a road? Also what happens to the homes that will now flank it? Why do they have to suffer a loss to the value of their home?

If they wanted a corner lot they would have purchased one. The idea to tear it down to build a road to suit the sole benefit of a builder is ridiculous. No one would like to have a neighbor's home teared down only to have a steet replace it. Not to mention that these homes flanking the proposed street opening were never even intended or aesthetically designed to be corner lots.

Finally, I chose to live in an established area for the mere reason that I do not want to live in dust or dirt or be inconvenienced by construction crews and dump trucks dumping driving by to drop fill especially into this pristine area. Had I wanted to do that I definiety would have bought in a new build subdivision outside of My area where the price of a home like mine would be significantly less. I chose this area for the

mere fact that it was complete. An area that was already established.

Mr. Bevelacqua in September of 2019 following an educational open house hosted at Doctors McLean District Park: you stated “In Vaughan, we are dedicated to championing healthy and sustainable neighbourhoods that will continue to elevate the quality of life for everyone.

Well Accepting this proposal will not elevate the quality of life for anyone who lives here. It will not benefit anyone but the pockets of the developers who definitely do not live in this area being affected. i can guarantee elevating density to this magnitude is a

hinderance to our quality of life. There will be less greenspace, gridlock, mess on the roads and more pollution with less trees to counteract it.

Councillors I urge you all to take a drive on Clarence to see the beauty that lies there and afterward take a drive on Islington preferably during traffic hour to see what road congestion feels like for us. Bear in mind what an additional 3000 vehicles would do.

I am not opposed to developing land however, allowing construction of this magnitude in an already complete neighbourhood over a beautiful green space will certainly destroy my neighbourhood. Homes can be built



anywhere else in Vaughan but not on this greenspace that is already established!

This area is our home and should not be desiccated for the sole purpose of the developer and builder. They should not be allowed to change our landscape for their benefit alone.

Council members I urge you to grant an interim control bylaw so that alternate non biased studies can show the true impact that this construction will have on our community.

Thank you for your time.

Ingrid Harris  
[REDACTED] Wycliffe Ave  
Woodbridge, ON  
[REDACTED]

PUBLIC HEARING  
COMMUNICATION

C108

Date: Mar 31/20 ITEM NO. 4

Mayor Bevilacqua, Regional and Local Councillors and City Administration.

I am here to share my objections to the Clubhouse Developments Inc, Files OP.19.014, Z 19.038 and 19T-19V007.

This evening I will share how this development will impact:

My Family

Our Community and

The Environment

Call to action: for the implementation of an Interim Control By-law allowing for non-biased studies to be completed which may include Environmental Impact Study, a comprehensive Traffic Study, Health and Social Impact studies.

Every morning our family alarm clock goes off at 6am. My husband wakes up gets his coat on, backs his car out of our garage, and reverses into our driveway. When I return from my early morning workouts at Al Palladini, I do the same thing; I reverse my vehicle into our driveway. This is how we start our daily routines, because if we don't do it, we can sit for minutes waiting for a gap to get onto Wycliffe. In the morning our street is busy with neighbourhood commuters, school buses and overflow cars diverted from Rutherford Road gridlock and commuters heading towards Highway 7 and 400 series highways.

The proposed development has identified 241 Wycliffe, which is kitty corner to our home, to be a "secondary" entrance; however in reality this will be a main exit/entrance to this development as it is the furthest Northern access and closest to Regional Roads: Islington Ave. and Langstaff Road. This entrance will create additional congestion for my family, my neighbours and we'd like a stop to creating this "secondary" entrance at 241 Wycliffe Ave; which is my 2<sup>nd</sup> call to action.

Conservatively estimating the proposed infill development of 1215 units will add a minimum of 3000 additional vehicles; ***the question is how will our current road network infrastructure support this intensity?***

In the Traffic Study prepared for this proposal it clearly uses the term for our current road network as **disjointed**. As our only east/west passages are Rutherford Road and Highway 7; both Woodbridge Ave and Langstaff Road do not have current capacity to create flow or deal with overflow. And when we look at North/South roadways: Highway 27, Islington (only until Langstaff) and Weston Road providing 2 lanes of road surfaces which carry at full capacity at morning and afternoon rush hours.

If we step back from this proposed development and consider the development occurring in the Greater West Vaughan area where another 3700 units are being either proposed or developed, it isn't logical to consider this proposal for our community. An overarching road network review should be performed to understand the impact of all proposed and underway developments in Vaughan.

In addition to the traffic concerns, the proposed infill jeopardizes the natural balance of nature in the area by:

- Destroying the natural biodiversity of the area by reducing the amount of open green space, which is home to a variety of animals:
  - Just the other evening, a fox with a rabbit in its mouth was wandering along my sidewalk
  - My neighbours and family have seen coyotes, wild turkeys, and deer wandering the neighbourhood. We don't want this to change!
- Recognizing the Board of Trade adds to the existing natural corridors which includes Boyd Conservation Park and Kortright Centre of Conservation; allowing for migration of animals within our community ecosystem
- Allowing for a removal of an estimated 1,800 trees to make way for the development
  - Why would we remove trees? Trees enhance property values, improve health and well-being, lower summer air temperatures, and provide wildlife habitat.

The inherent biodiversity of this area is a gift very few communities enjoy, please help us preserve it for our future generations.

I've shared how this proposed development will impact my family, my community and the environment. I have

2 Call to actions:

1. For the implementation of an Interim Control By-law allowing for non-biased studies to be completed, and
2. No entrance to the infill development be allowed at 241 Wycliffe Ave.

End with the following quote by Helen Keller:

'Alone we can do so little, together, we can do so much.'

Thank you



# Not in my Front Yard!

{ Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade  
Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Ingrid Harris  
Wycliffe Ave.

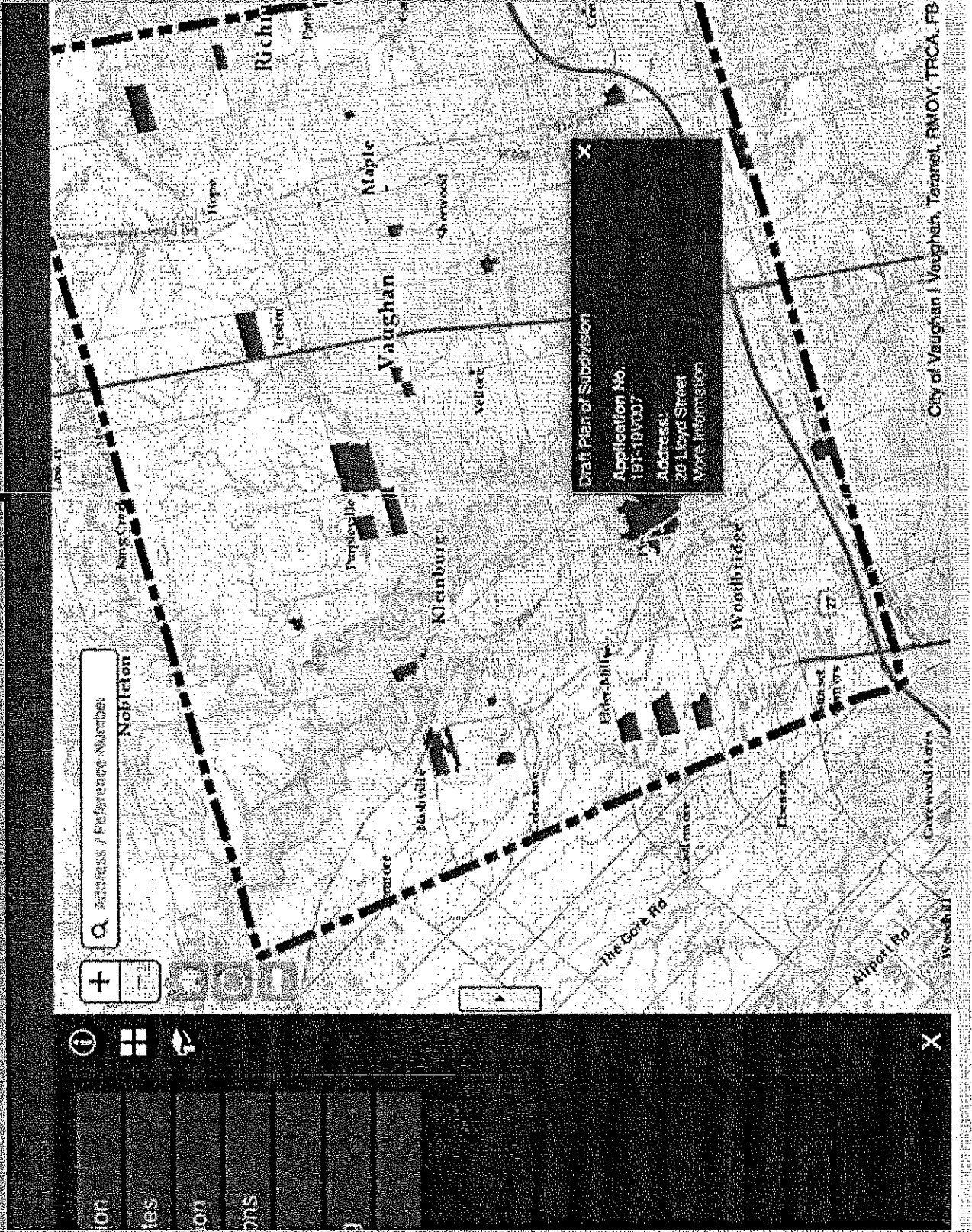




& Background  
& Family  
& Community  
& Environment

**Not in our Front Yard!**

# Clubhouse development

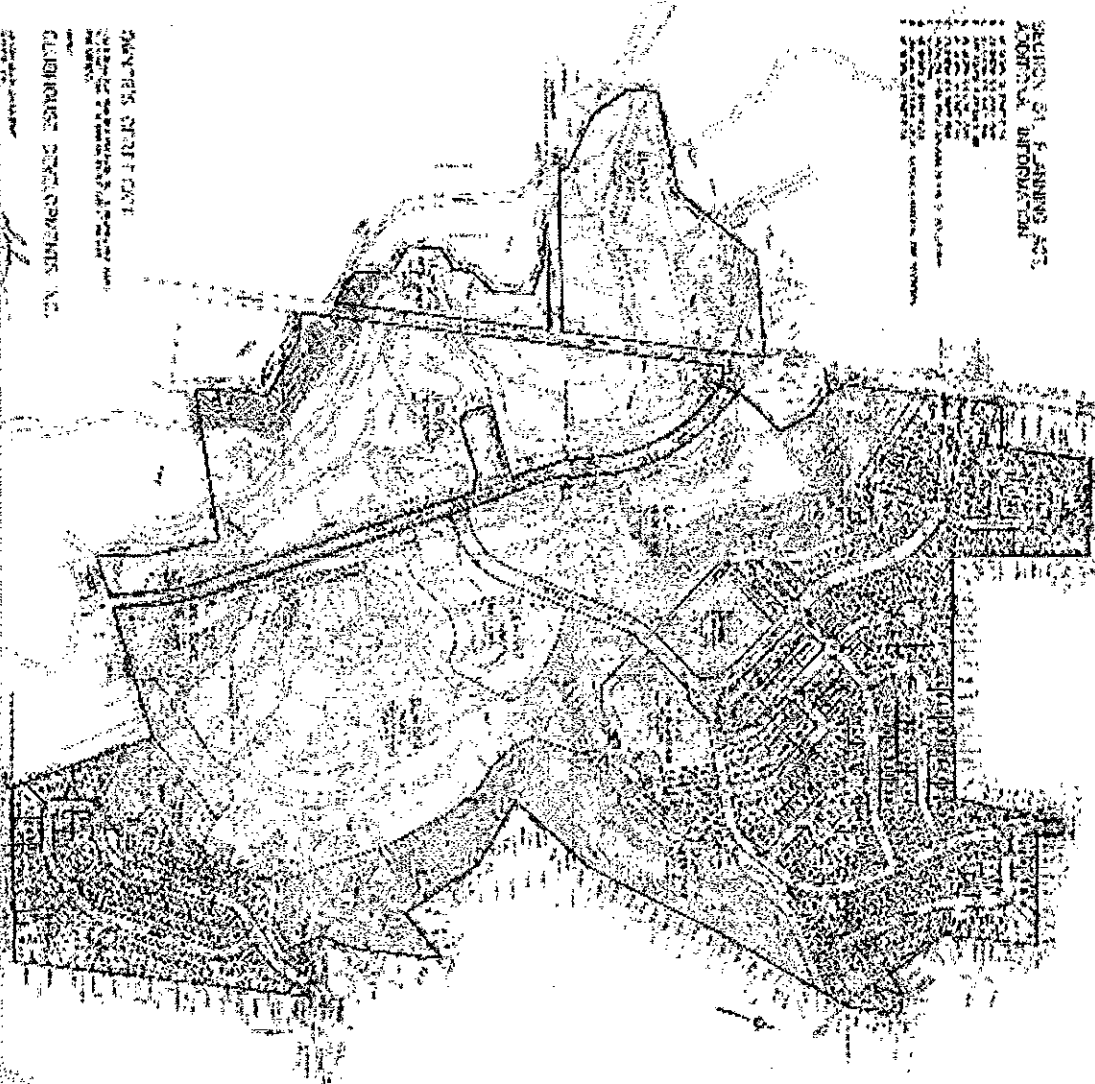




**CONCESSION 7 (STOPPED UP AND CLOSED BY BY-LAW 2858, INST. D5596-49) AND PART OF LOTS 10 AND 11 CONCESSION 8 (Geographic township of Vaughan county of York)**  
**CITY OF VAUGHAN**  
**REGIONAL MUNICIPALITY OF YORK**

**SECTION 31, PLANNING ACT,  
 ADDITIONAL INFORMATION**

- 1. THE PURPOSE OF THIS PLAN IS TO PROVIDE FOR THE DEVELOPMENT OF THE LAND SHOWN HEREON IN ACCORDANCE WITH THE ZONING BY-LAW OF THE REGIONAL MUNICIPALITY OF YORK.
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**KEY PLAN**

**SURROUNDING AREA**

**SCALE OF LAND USE**

**PROPOSED HOUSING MIX**

LAND USE	PERCENTAGE	NUMBER OF UNITS
Single Detached	40%	100
Two Detached	30%	75
Three Detached	20%	50
Four Detached	10%	25
Five Detached	5%	12
Semi-Detached	15%	37
Row Housing	10%	25
Medium Density	5%	12
High Density	5%	12
Commercial	5%	12
Industrial	5%	12
Public Use	5%	12
Open Space	5%	12
Water	5%	12
Other	5%	12

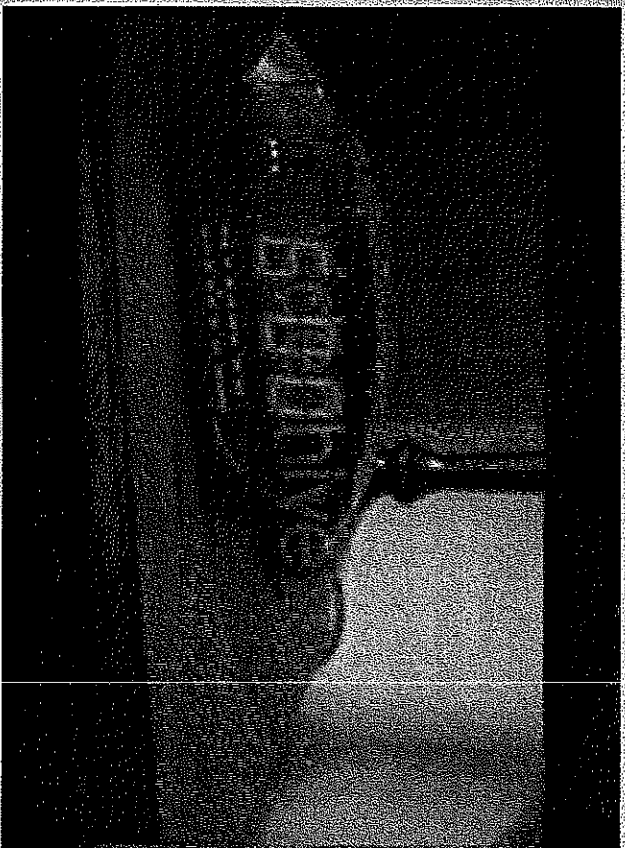
**PROJECT No. P-2017**  
**DATE: 2017**  
**BY: [Signature]**  
**FOR: [Signature]**  
**PROJECT DWG. No. - 19.2**

# Draft Plan of Subdivision

# Satellite View







# Family – Our Story

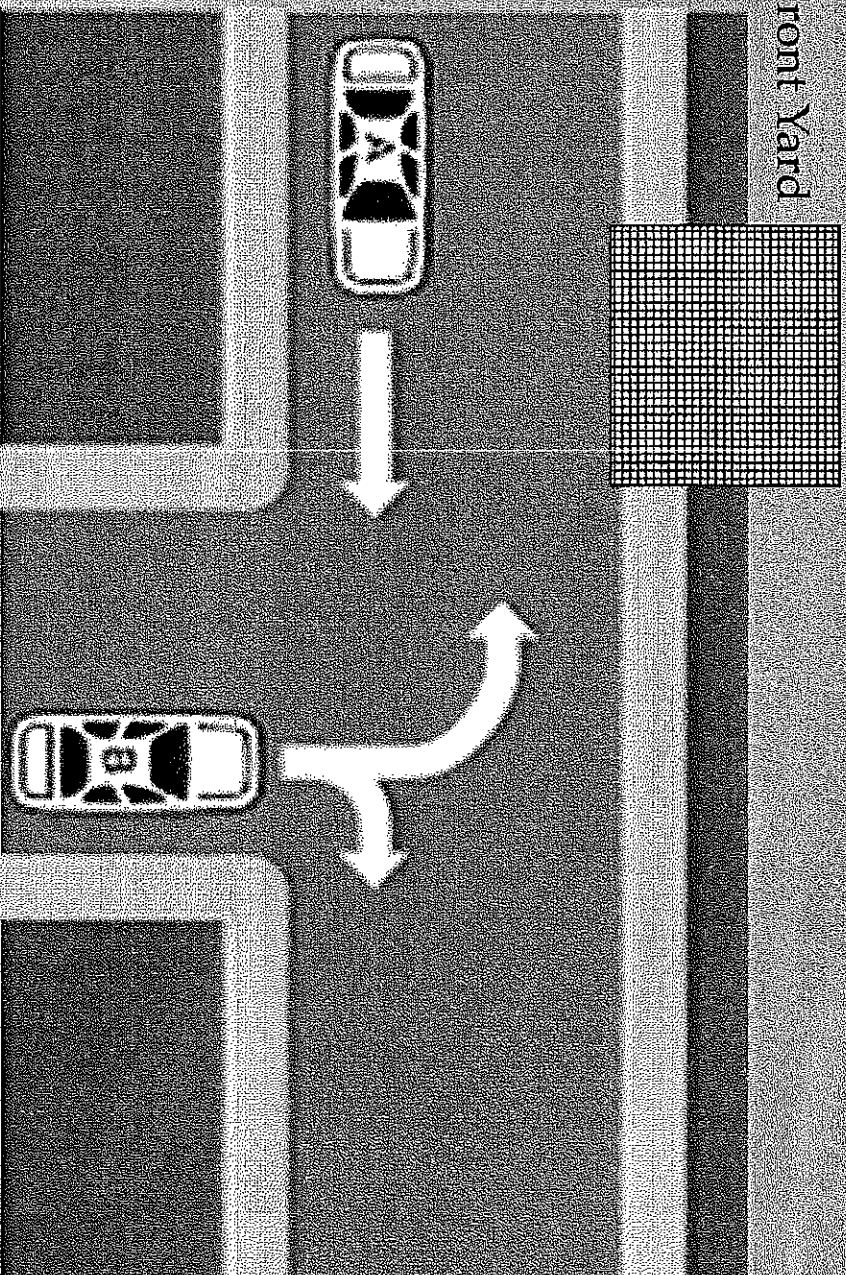
# My New View?





# How do we drive out?

My Front Yard

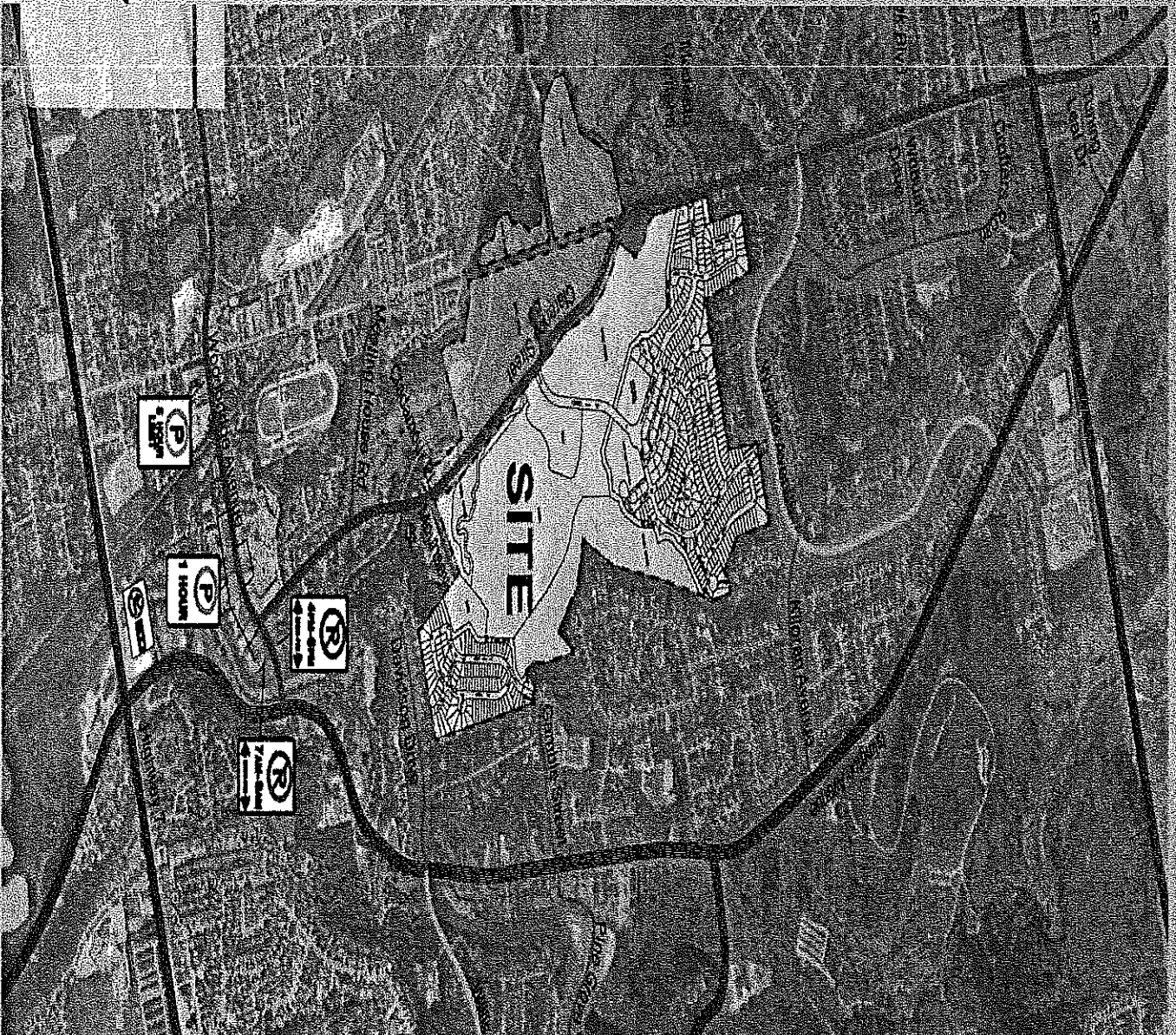


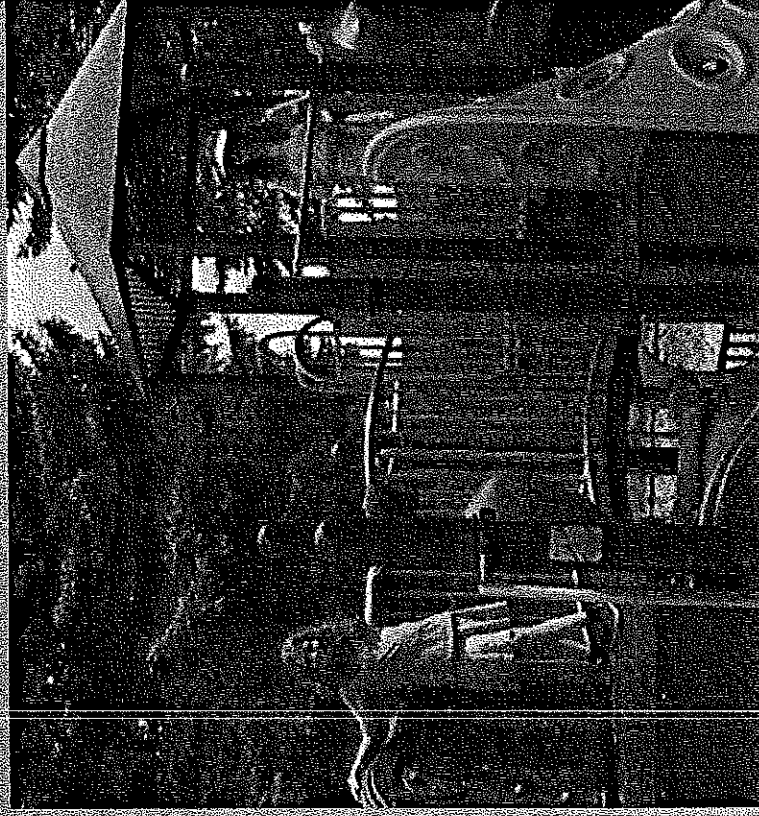


Stop-tional



This is an aerial photograph of the Port of Los Angeles and surrounding urban areas. A large, irregularly shaped area in the center is outlined with a thick black line and labeled 'SITE' in large, bold, capital letters. To the left of this 'SITE' area, there are four small, white, rectangular icons with black symbols inside, arranged vertically. These icons appear to be stylized representations of buildings or structures. The map shows various streets, including 'PACIFIC AVENUE' and 'LOS ANGELES AVENUE', and other landmarks like 'PORT OF LOS ANGELES' and 'LOS ANGELES AIRPORT'. The overall image has a grainy, high-contrast appearance, typical of an aerial photograph or a map from a specific era.





Safe place for kids to play



{ Kortright Centre of  
Conservation



{ Boyd Conservation Park



# Environment – Natural Corridors

# Environment - Biodiversity



*In my front yard, sidewalk and neighbourhood*



'Alone we can do so little,  
together, we can do so  
much.'

- *Helen Keller*

→ Madam Chair, Your May.  
Good evening Vaughan Council,

PUBLIC HEARING  
COMMUNICATION

C109

Date: Mar 3/20 ITEM NO. 4

In addition to my letter to the City and elected officials on Thursday, February 27, 2020 08:50am we are specifically affected by the proposed road on Wycliffe Avenue and are greatly against this aspect of the plan.

My name is Monica Guido I am a Vaughan resident living at [REDACTED] Gate House Court and my parents Nancy and Antonio Antonelli live at [REDACTED] Wycliffe Avenue. This is one of the homes next door to the proposed road. We have been Vaughan residents and have lived on Wycliffe since 1989. We feel violated and this has greatly affected the health and marriage of my senior parents.

The demolition of 241 Wycliffe and the proposed road is your worst nightmare as a home-owner, this is the reality we speak of today! The 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 this community. It is architecturally and physically non-conforming and ultimately, valueless. We will not adhere to making their home a corner lot and will take legal action against transforming the architecture of their lot. It will take more than a few feet added to the lot line to make a home a corner lot. The house was not built as a corner lot and has characteristics such as windows and doors that would never be allowed on a corner-lot-design next to a road. The house is ultimately valueless as we await decision on the plan and the impact it has on the home.



On Thursday February 20<sup>th</sup>, 2020, I personally met with Mr. Billy Tung, Partner at KLM Planning Partners Inc and Mr. Alky Poulias, Principal at PDC (Poulias Development Consulting Inc) at the KLM head quarters at 64 Jardin Drive in Concord, Ontario. I requested the meeting to specifically discuss the road on Wycliffe Avenue. To my dismay, I was advised that it was the City of Vaughan –including Vaughan City Planners, Transportation Engineers etc. that requested a road to open up on Wycliffe Avenue back in 2017. Therefore, the developers assembled a team to execute the City's wish in order to solidify the development.

The goal of this assembled team was to buy a house on the street to build a road. To our knowledge, the previous owners of 241 Wycliffe were asked to sign a non-disclosure agreement to hide the identity of the purchasers, and the previous residents were instructed to not speak of the transaction since they knew it was a despicable act of autocracy. This is how the City of Vaughan is instructing developers and their wishes to create a road, which in turn, determined the actions, carried out by the developer. **Autocracy** and dictatorship were once used interchangeably to describe a form of government. I was disgusted by what I heard and the role of the City of Vaughan along with their relationship with the developers.

The City of Vaughan advised the planners and developers to create a team to--- I quote---knock on all the doors on Wycliffe Avenue and sway a resident to sell their home at a price far above market. Mr. Poulias notes he was not on the team but knew well that there was a team to accomplish the City's ask.

According to the Planner and Developer, the City of Vaughan wants the new neighborhood to access Wycliffe for the following reasons:

1. To utilize the park on Wycliffe and Kilaran. My thought is with hundreds of millions of dollars spent on land and development, can the developers not afford to build a park for the residents of this new development?
2. To walk to school. I lived at [REDACTED] Wycliffe for 30 years and I was 1.1km to the closest Catholic Elementary school therefore 100m from anywhere surrounding [REDACTED] Wycliffe will be bused to school according to the Ontario elementary transportation guidelines, so if the children are bused, why do they need a road to access Wycliffe, they can use Clarence. The other Elementary school is almost 3 km away and so is the Public School noting a bus is necessary for anyone in the new subdivision to attend school.
3. The last point they explained is to integrate the neighborhoods. Why doesn't the developer integrate the two developments one behind the Wycliffe Area and the other off Lloyd Street and Gamble. If they integrate the two new communities, they now have four main entrances and Wycliffe Avenue is not needed at all.

Disrupting the architecture and flooding the traffic onto Wycliffe is not a positive way to integrate. We are an established community that already has traffic concerns from Sonoma Heights because Rutherford and Islington is such a traffic nightmare; they use Wycliffe to get close to Langstaff in their commute to and from work.

Mr. Tung and Mr. Polias state that making a road leading to Wycliffe is not necessary. There are two proposed entrances into this development onto Clarence and we feel the third on Wycliffe is not necessary. The planning act noted the need for more than one entrance for emergency vehicles; nowhere does it state the need for three entrances. I noticed for the most part, there are only two entrances into new developments in Vaughan and we are requesting the street to Wycliffe be eliminated from the plan.

Thank you for your time.



**PUBLIC HEARING  
COMMUNICATION**

*C110*

Date:

ITEM NO.

### **NOTICE OF PETITION**

A petition has been submitted with respect to the following matter and a copy is on file in the Office of the City Clerk:

**Meeting & Date:** Committee of the Whole (Public Hearing), March 3, 2020

**Communication No.:** C110

**Agenda/Report No.:** Item 4, Report No. 10

**Item:** CLUBHOUSE DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT, FILE OP.19.014, ZONING BY-LAW AMENDMENT FILE Z.19.038, DRAFT PLAN OF SUBDIVISION FILE 19T-19V007, VICINITY OF CLARENCE STREET, ISLINGTON AVENUE, NORTH OF DAVIDSON DRIVE

#### **Particulars of the Petition:**

**Dated:** No date.

**No. of Signatures:** 535

**Submitted by:** Mr. Nick Pinto, West Woodbridge Homeowners Association, Mapes Avenue, Woodbridge

**For a copy of the petition contact:**

City of Vaughan, City Clerk's Office, 2141 Major Mackenzie Drive, Vaughan, L6A 1T1  
Tel: (905) 832-8504 Fax: (905) 832-8535

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

roundcube 

From Andrea C. Lutzeier [REDACTED]  
To <maurizio.bevilacqua@vaughan.ca>, <mario.ferri@vaughan.ca>, <gino.rosati@vaughan.ca>, <linda.jackson@vaughan.ca>, <marilyn.lafraite@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] ep Vaughan Green <keepvaughangreen@gmail.com>  
Date 2020-03-02 19:33  
Priority High

**PUBLIC HEARING  
COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4 C111

- 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.

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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.
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Subject **Clubhouse Developments Inc. - 20 Lloyd Street, Woodbridge -  
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<rosanna.defrancesca@vaughan.ca>, <sandra.racco@vaughan.ca>,  
<alan.shefman@vaughan.ca>, <clerks@vaughan.ca> 1 more...

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Date 2020-03-02 19:33

Priority High

**PUBLIC HEARING  
COMMUNICATION** C112

Date: ITEM NO.

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**PUBLIC HEARING  
COMMUNICATION** C113

Date: Mar 2/20 ITEM NO. 4

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Paul Talluri [REDACTED] Kilmuir Gate  
Woodbridge, On L4L 3L9

PUBLIC HEARING  
COMMUNICATION

C114

Date: Mar 3/20 ITEM NO. 4

February 23, 2020

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City Clerk  
2141 Major Mackenzie Drive  
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L6A 1T1

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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 health of the existing community members
- \* Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.
- \* 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.

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) Health Impact and Social Impact Studies and other studies are critical to properly assess the subject lands=E2=80=99 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

Paul Talluri



Paul Talluri &lt;[REDACTED]&gt;

3/2/2020, 4:02 PM

## Clubhouse Developments Inc., Files OP .19.014, Z.19.038 and 19T-19V007

To Clement Messere <clement.messere@vaughan.ca>

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Dear Mr Messere,

I am attaching a copy of the letter I have sent to City Council dealing, with our concerns and the reasons we are opposing this development.

Certainly this is not the only letter you have received on this file. The size and scope of this development creates an existential threat to the fabric of our community. I have lived in many places, in the past 20 years, Woodbridge has been the best place in terms of quality of life, closeness to nature security, etc.

This development proposes to build a new a small town, with access to the rest Vaughan through our residential streets. I find this insane and defying any logic.

My letter outlines our main concerns, I am sure that there are many areas that will need to be addressed in this application.

I thank you kindly for taking the time to read this, I am sure that you will take it into consideration when dealing with this file.

Yours truly

Paul Talluri

[REDACTED] Kilmuir Gate

Woodbridge [REDACTED]

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- Golf\_course\_City Coucil.odt (26 KB)

Paul and Alicia Talluri

Ilmuir Gate

Woodbridge, On

March 2, 2020

Vaughan City Council

2141 Major Mackenzie Drive

Vaughan, Ontario L6A 1T1

Mayor, City & Regional Councillors

**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**

As residents of Vaughan for almost 20 years, we have always enjoyed the quality of life that this community has offered. The current proposal threatens to upset the balance between development and natural beauty that is rare in the GTA and largely responsible for such a high quality of life. We strongly believe that no development proposal should proceed without proper assessment and consideration of all impacts, including congestion, environmental, and cultural impacts.

The primary impacts of this development are twofold:

- First, by adding over 3000 cars to already congested roads, the increase in traffic would have an immediate and notable impact on the daily lives of residents. Cars entering and leaving this development would not have direct access to any major arterial road, instead having to crawl through our residential streets to get access to Islington, Rutherford, or any other arterial road. Daily commuters alone will add over 6000 car trips per day, let alone the disruption that will accompany the construction period. I dread to envision the nightmare that this additional traffic will bring about on our roadways a nightmare that already been realized in neighbouring communities.
- Second, by eliminating much of the natural habitat that exists today, this development will threaten the natural biodiversity that makes our neighbourhood so charming and unique. We have had the heartwarming pleasure of experiencing songbirds eating from our hands and observing cardinals, rabbits, deer, wild turkeys, and other animals roam in our backyard. The enjoyment that we get from the interaction with wild life is priceless. Indeed The inherent biodiversity of this area is a gift that very few communities enjoy. Losing it would be a great tragedy.

We are not opposed to progress and recognize that development itself can bring positive impacts to a community as well. However, we cannot remain wilfully blind to the negative impacts, and the concerns of all stakeholders must be taken into consideration before proceeding with a project of this magnitude. Fully understanding impacts and concerns requires careful study and consultation with the community. Therefore, we request the following actions be taken in respect of the application:

- The following studies should be undertaken at a minimum to assess the merits of the application: Cultural Heritage Impact Assessment, Environmental Impact Study, a Comprehensive Traffic Study, a Health Impact Study, and a Social Impact Study.
- Further, as we are deeply concerned that any study commissioned by the developer will lack objectivity and contain a bias in favour of the application, independent assessments of the impact of this proposal should be funded by Council.
- An Interim Control By-law should be put in place to allow proper time to 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.
- Finally, we request that City Council provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural Character of the Board of Trade Golf-Course.

In closing, we wish to stress that our community is totally against this proposal as currently constituted. We trust that our voices will be heard and our concerns will be dealt with openness and transparency, with no decisions being taken behind close doors.

We thank for your attention to this matter and trust that the well being of our community will be one of your priorities.

Sincerely yours,

Paul and Alicia Tainui



Good Evening Mister or Madam Chair, Honourable Council and City Staff.

PUBLIC HEARING  
COMMUNICATION

C 115

Date: May 3/20 ITEM NO. 4

My name is Maria Verna, I reside at [REDACTED] Woodbridge Avenue and I represent the Village of Woodbridge Ratepayers Association which includes my neighbour and friends on Davidson Dr, Waymar Heights and Gamble Street. This application has a profound impact on our catchment area. I am here tonight to express opposition to the proposed development and to extend my voice in support of an Interim Control By-law that will provide the City Vaughan and associates the time to review, study and challenge the said proposal, take the initiative to come into the community and really listen to the reactions of the residents that are truly impacted by this immense proposal.

The development as proposed is inconsistent with the neighbourhood that surrounds it.

This neighbourhood is known for its quiet, low density, single family homes, which resemble estate like homes with larger lots. The proposed development does not mirror the existing neighbourhood as this new development includes high density, mid-rise and multi-unit dwellings. As presented, this proposal is offensive to the exiting residents of the area and there is a real concern their property values will be impacted once this massive development is completed. Not to mention their emotional and mental well being. *Moreover, this is an area that has been historically, traditionally and culturally a green space.* Developers coming in to our community should respect and acknowledge the community that exists and not bombard their way in to area. This development application is not welcomed.

Many residents use Clarence and surrounding streets as part of their walking or running route because of its serenity, and safety. The addition of more than 1200 units in this area will bring increased traffic along Clarence Ave which will put walker's and runner's safety at risk. This development will turn a once serene route into a heavy used two-lane road which will discourage pedestrian use all together.



The proposed development does nothing to enhance the character of the Village of Woodbridge, if anything it will erode whatever sense of serenity, tranquility or safety that today. This development will only add increased congestion, increased safety issues, increased noise, inconsistent dwelling types while decreasing green-space, and discouraging the 'pedestrian friendly' environment that our Councillor and City planners keep insisting they are trying to bring back to the Village of Woodbridge. Developments such as this one bring elements of a 'city-scape' into an area and erode any elements of a 'village-scape' that are desperately holding on for survival.

Here we are yet again with another development application that neither protects or improves the Village of Woodbridge. "The Village of Woodbridge" it is actually becoming embarrassing to use this term to describe the Woodbridge Core because there is nothing "village like" remaining in our area. The village is disappearing! The onslaught of development applications, like this massive one is eroding any of the characteristics that make our area a 'village'. The developments like this one only add increased congestion, increased safety issues, increased noise, inconsistent dwelling types while decreasing green-space, and discouraging the 'pedestrian friendly' environment that our Councillor and City planners keep insisting they are trying to bring back to the Village of Woodbridge. Developments such as this one bring elements of a 'city-scape' into an area and erode any elements of a 'village-scape' that are desperately holding on for survival.

And that is why we believe that an Interim Control By-law is prudent. It allows the City of Vaughan (councillors and planners) the time that they need to properly assess the far reaching impact that this application will have on the surrounding areas. It is important that I point out to you our elected members of council and staff that this application is one of 15 applications that are currently open, at one stage or another, with the City of Vaughan Planning Department, OMB or LPAT. Each one of these 15 applications has a direct impact on the Woodbridge Core area. This particular application is the largest application and therefore, will have the greatest impact.

This application can not be reviewed in isolation – it is one of 15 currently open. These 15 applications will contribute approximately 3000 new residential units to our area. These 3000 new units will bring with them 4500 additional vehicles in the area. I'd like to remind you that the major roads in this area: Kipling Ave, Woodbridge Ave, Clarence Ave, Islington Ave and Meeting House, are roads can be characterized as two lane roadways and in some areas, hilly, winding and narrow. The existing natural environment does not support this increase in density. Moreover, even major roadways including Rutherford and Hwy 7 are already at gridlock at rush hour, increased volume will exacerbate the gridlock situation.

The Woodbridge core area was not designed to sustain the increase volume that these 15 developments will bring to our area. And it is insulting to us when we read that the developer's response to managing the problem of increased traffic and congestion is to propose adding left or right turning lanes on an existing two lane roadway such as Clarence or the replacement of stop signs with traffic lights. While I am not a traffic engineer, I can assure you that this is NOT an effective way mitigate the traffic congestion that the residents will be facing day in day out 7 days a week.

I therefore ask the City to listen to the concerns and grievances of the residents in this area, and consider an Interim Control By-law so that it can properly evaluate this application and its impact on the community in its entirety.

# 15 Current Development Applications

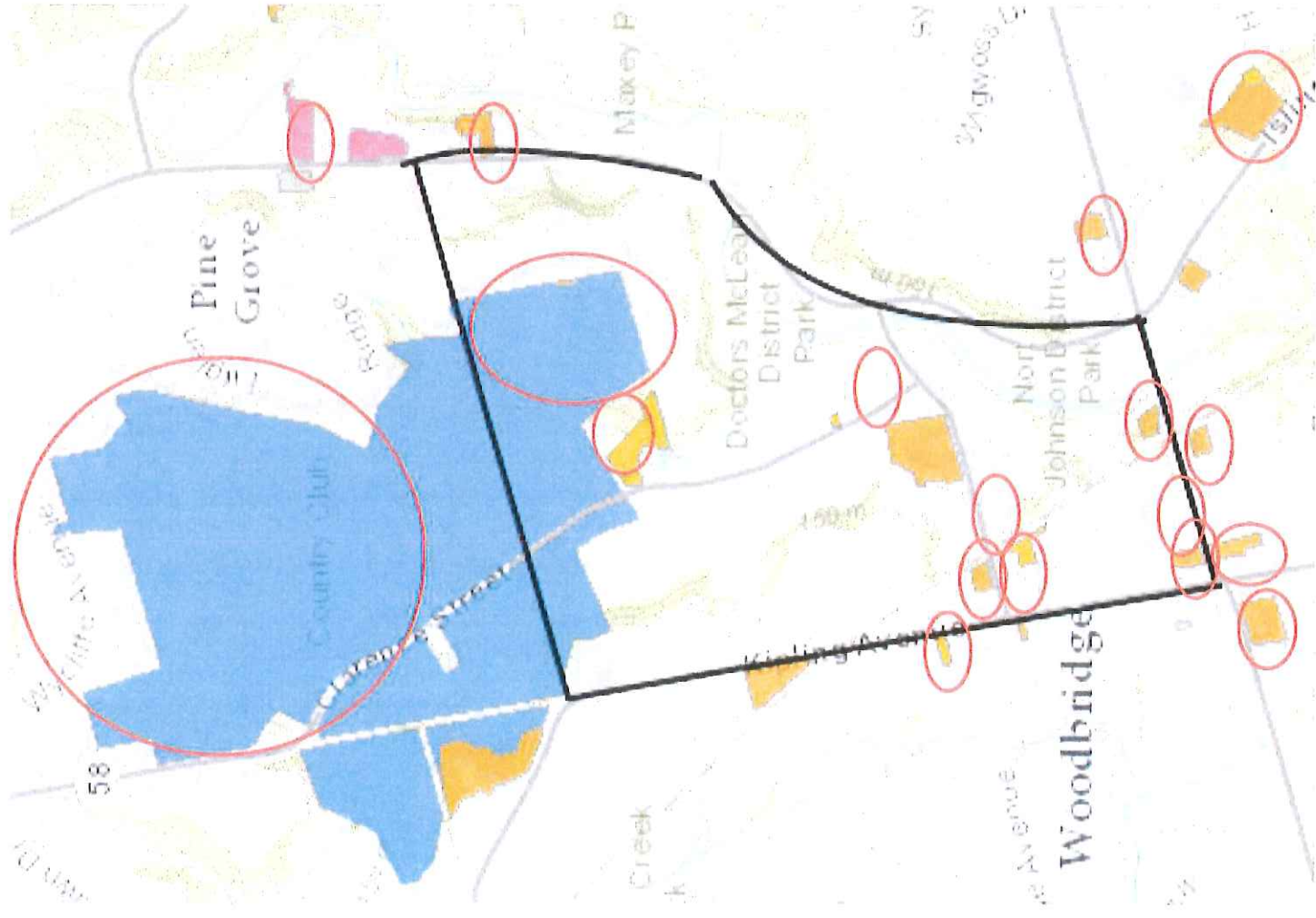
8451/8457 Islington Ave – 36 Townhouse – 36 units  
**8307/8311 Islington Ave & Hayhoe – 37 Stached Towns - 72 units**  
 4902/4908 Hwy 7 - & Storey Condo – 119 units  
 7553 Hwy 7/150 Bruce Street – 6 Condo Buildings – 490 units  
**158/166 Wallace Street – 3 Stacked Towns – 33 units**  
 85 Mackenzie Street – 6 Townhouse – 6 units  
**5217/5225 Hwy & 26/32 Hawmen – 16 Storey Condo – 178 units**  
**4/24 Lansdowne – 12 Storey Condo – 93 units**  
**27 Lansdowne – 10 Storey Condo – 163 units**  
**275 Woodbridge Avenue – 6 Storey Affordable Housing – 160 units**  
**177, 185, 197 Woodbridge Ave – 6 storey – 85 units**  
**248-252 Woodbridge Ave – 8 Storey Condo – 102 units**  
**8010 Kipling Avenue – 3 Storey Rental - 45 units**  
**31/55 Mounsey Street – 9 Storeys - 192 units**  
 Clubhouse Developments North -1099 units in North area  
 ClubHouse Developments South -116 units in South area

15 current applications at different stages of development

**3000 new units**

**4500\* additional cars on the roads**

\*Apply StatsCanada vehicle:household ratio of 1.5



Mr. Marco Pulciani

████ Kilmuir Gate

Woodbridge, ON █████

**PUBLIC HEARING  
COMMUNICATION**

Date: **Mar 3/20** ITEM NO. **4**

March 3, 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**

Hello Mayor Bevilaqua and City Council Members.

My name is Mark Pulciani and I reside on Kilmuir Gate. I have lived in Woodbridge for 35 years and I am very concerned about the proposed developments on The Country Club Golf Course lands. Everyone has already touched upon some of the very critical points with which I am also concerned – the environmental, the cultural and heritage, traffic, and health impacts. So, I will keep it brief.

The applicants have made a multi-million dollar investment in this property, and I know, they want to protect their investment. But WE, the citizens of Vaughan, have made an investment in OUR properties. Many of us have scrutinized carefully the location of our home and chose them because of the peace and serenity it provides. For some nearing retirement, it is what they were relying on for a comfortable retirement. Now, with the threat of this application and of destroying the communities in which we live, our home values will decrease. OUR investments are being eaten away. We, the citizens of Vaughan have had enough! We will stand up to protect our investments!

You have just sent out to your constituents, the beautiful Celebrate Vaughan Golden Decade book. In the momentum report you mention many objectives. This development seems to contradict these objectives in many ways.

1. City Building – it states that “developments and initiatives that encompass good urban design and public spaces that foster community well-being – this proposal only helps to destroy the community’s landscape that actually contributes to our well-being.
2. Environmental stewardship – it states “the city will act as a steward to preserve the natural environment by encompassing principals of environmental protection” – put these words into action – protect the gem of a green space that we have



3. Good Governance – it states, “the City will hold the public’s trust through transparent and accountable decision-making” – this is your chance to prove this to us by making the decision that is BEST for the public – to say no to this development.

The citizens are tired of rogue developments popping up everywhere without any thought or consideration to the whole picture and how each development affects the entire picture of Vaughan and the residents who already have investing in living here. I urge you to have a greater vision for our City – one that respects the beauty of our neighbourhoods and as a whole, works and flows together. We are tired of the concrete, tired of the traffic, and lack of infrastructure.

Now is your time, Council, to truly put your words into ACTION! You have an opportunity today to implement the **Interim Control Bylaw** and show the citizens that you truly do work for us and listen to us! I want to see complete independent studies completed on The Country Club Golf Course lands. Furthermore, consider preserving this area as a cultural heritage landscape and protect it for the many generations that will come after us to enjoy. Stand up for the citizens so that OUR communities and investments will be protected!

Thank you.

Mark Pulciani



### **NOTICE OF PETITION**

A petition has been submitted with respect to the following matter and a copy is on file in the Office of the City Clerk:

**Meeting & Date:** Committee of the Whole (Public Hearing), March 3, 2020

**Communication No.:** C117

**Agenda/Report No.:** Item 4, Report No. 10

**Item:** CLUBHOUSE DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT, FILE OP.19.014, ZONING BY-LAW AMENDMENT FILE Z.19.038, DRAFT PLAN OF SUBDIVISION FILE 19T-19V007, VICINITY OF CLARENCE STREET, ISLINGTON AVENUE, NORTH OF DAVIDSON DRIVE

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#### **Particulars of the Petition:**

**Dated:** March 3, 2020

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**No. of Signatures:** 5400

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**Submitted by:** Mr. Marco Pulciani, Keep Vaughan Green, Kilmuir Gate, Woodbridge

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#### **Wording of 1<sup>st</sup> paragraph:**

**"Please find attached the "Say NO to the Development of The Country Club Golf Course (Board of Trade)" Petition from Change.org ([www.change.org/p/maurizio-bevilacqua-say-no-to-the-development-of-the-country-club-golf-course-board-of-trade](http://www.change.org/p/maurizio-bevilacqua-say-no-to-the-development-of-the-country-club-golf-course-board-of-trade)) for your review."**

**For a copy of the petition contact:**

**City of Vaughan, City Clerk's Office, 2141 Major Mackenzie Drive, Vaughan, L6A 1T1  
Tel: (905) 832-8504 Fax: (905) 832-8535**

Mrs. Lucia Pulciani

Kilmuir Gate

Woodbridge, ON

PUBLIC HEARING  
COMMUNICATION

C118

Date: Mar 31/20 ITEM NO. 4

March 3, 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**

Hello Mayor Bevilaqua and City Council Members.

My name is Lucia Pulciani and I live on Kilmuir Gate. I have been a resident of Woodbridge for 35 years. I have seen it grow and change over the years and by far, the application to amend Vaughan's Official Plan on the Country Club Golf Course lands is the most upsetting to me. This area of Woodbridge is an absolute gem to our community and we will lose it forever if we do not protect it today.

The subject lands are currently designated in the Vaughan Official Plan as Private open space with designated natural areas. This space is adjacent to the Greenbelt lands of Boyd Park and as such may be a very important green corridor for species in this area. This property is a part of the Humber River system. Destroying any piece of this property can have ripple effects on the entire ecosystem and destroy the biodiversity of the area.

You may think that it is okay to remove this one green space, but removing this gem, is removing one green space too many! Intensification should not mean destruction of already existing green spaces. Rather, intensification should happen in the city core of Vaughan, not in and around mature, historical areas like this one along Clarence St.

The proposed street that will intersect Wycliffe Ave. is also a big concern. Three streets, being Kilmuir Gate, the proposed street and Cairnburg Place will intersect Wycliffe Ave within metres of each other. This egress point will funnel THOUSANDS of cars into a small minor neighbourhood road. You all know of the problems that are being faced in the Weston Downs area, for which the residents have been fighting for years with no logical solution to date. This city is turning beautiful quiet neighbourhoods where children are safe to walk to school and play, to dangerous thoroughfares making it impossible for people to even get out of their driveways in the morning! The city's traffic plan should not include using quiet neighbourhood roads as main arterial roads. The infrastructure in and around this area cannot handle any more cars! Please choose to keep our communities safe!

Already, my family is feeling the emotional effects from the very thought of this green space being destroyed. We have seen these trees before us grow from tiny seeds to magnificent beauties. Our children, who have been raised to be responsible, environmentally-conscious individuals, are feeling stress about losing this beautiful landscape and destroying the habitats of the many animals they have come to

enjoy seeing in this green space. They question how, with all that we know about the benefits of trees and the call to action to protect habitats for the sake of our planet, a proposal like this can even be considered. We moved to this home so that our children and perhaps our grandchildren can benefit emotionally from living near beautiful green spaces as the research tells us, and now this is being threatened.

If the city is truly interested in ensuring the health, well-being and vitality of our city and its citizens, then the Councillors and Mayor should say **NO to changing the Vaughan Official Plan** and at minimum, **say YES to an Interim Control By-law with INDEPENDENT studies to investigate the lands in full detail**. I also ask that the City Council provide the current landowners a Notice of Intervention to preserve the potential Cultural character of the Board of Trade Golf-Course. Please make the right choice to keep our community beautiful and protect our green space for future generations to enjoy.

Thank you.

Lucia Pulciani