

Subject:

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

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Communication
COUNCIL: Mar 11/20
PH Rpt. No. 10 Item 4

From: Michael Stevens [REDACTED]

Sent: Tuesday, March 03, 2020 12:22 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>; Iafrate, Marilyn <Marilyn.Iafrate@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>; ckerks@vaughan.ca

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

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

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 have lived in the neighborhood along with relatives for over 36 years. We have raised our children here in a safe and healthy environment and now do so by also caring for our grandchildren in the area. We have and continue to make use of the existing parkland which requires us to walk to Kiloran park. Consequently we and our little ones must cross Wycliffe Ave regularly. Traffic and safety is already an issue with increased development from surrounding areas.

As a business owner I have welcomed many guests to the neighborhood who have always made glowing remarks about the green space and landscape of the area.

Clarence ave traffic is already an issue and discourages us to venture into the downtown Woodbridge core. Wycliffe Ave has become an alternate to many vehicles when attempting to bypass congestion on Rutherford road thus already causing congestion issues especially in mornings until well after 9AM and similarly starting in late afternoon as schools let out until well past 6PM. Many times I have sat in my living room facing out onto Wycliffe Ave to see lines of cars (bumper-to-bumper) in the mornings as they navigate to access Islington avenue. I can see the lines of cars stretching from Kiloran Av back down Wycliffe towards Clarence.

Should further development as described be added I cannot imagine any less than an additional 6000 vehicle trips per day taking place mostly at rush hour not to mention the increased traffic at other times of day by delivery and other service vehicles.

The proposed infill jeopardizes the existing already congested traffic patterns as well as 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.

We believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands’ proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Sincerely yours,

Michael and Diane Stevens

 Wycliffe Ave

Copy to Mayor and all Councillors and planners