

Subject:

[External] File Clubhouse Developments Inc. 20 Lloyd Street (Board of Trade Golf Course) Files OP

<p>c15 Communication COUNCIL: <u>Mar 11/20</u> PH Rpt. No. <u>10</u> Item <u>4</u></p>
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From: Lisa Mannella [REDACTED]

Sent: Monday, March 02, 2020 10:39 PM

To: Bylaw@vaughan.ca; DevelopmentPlanning@vaughan.ca; Clerks@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>; Carella, Tony <Tony.Carella@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>

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February 29th, 2020

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

His Worship Mayor Maurizio Bevilacqua, and Councillors Mario Ferri, Gino Rosati, Linda D. Jackson, Marilyn lafrate, Tony Carella, Rosanna DeFrancesca, Sandra Yeung Racco and Alan Shefman

This letter will formally submit my objection to the development of the Board of Trade Golf Course File # OP.19.014, Z.19.038 and 19T-19V007

My husband, son and I reside at [REDACTED] Waymar Heights Blvd. There are many reasons for my objection. I have lived in Woodbridge all my life and for 23 of the 40 years I have lived on Waymar Heights Blvd. Waymar Heights Blvd is a unique street and in my biased opinion this area is the most beautiful area in Woodbridge. I however am not the only one to agree with the fact that it is truly unique. The designation of Waymar Heights Blvd as R1V (Old Village Residential) proves that you as the Members of Council agree as well that it is truly unique, inclusive of Davidson Drive and Gamble Street. By-Law 1-88 where 6 of the present members of Council were part of that decision is proof of that.

"Lands designated Low Density Residential adjacent to the Board of Trade Golf and Country Club shall be developed for single family residential only and lots abutting the golf course shall be a minimum of 930m² (10000 square feet) in area."

The lots on Waymar Heights Blvd are distinguished by plan 4134 and designated R1V with minimum frontage of 30m, therefore making them unique.

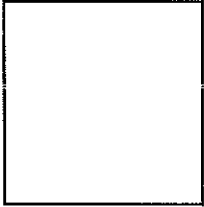
There have been applications rejected to sever lots on Waymar Heights Blvd due to the sizing of the lots requested. In 2008 an application was received (Files OP.07.007 and Z.07.043) to sever two existing lots 146 and 160 Waymar Heights Blvd into five residential lots for the purpose of building 5 single family dwellings. This application was not approved. The two lots were later severed to three lots but kept in the parameters and adhered to R1V lot distinction. These actions by Vaughan Council prove that this older established area is unique and deserves to be preserved and I ask that you continue to foster your previous decisions and do the same in dealing with this proposed

application. It is simply not right that 40ft lots be proposed or developed in this area. I believe that the rules, rules made by our elected Vaughan Council shall be enforced to all. Therefore, I simply ask you to stick to your current beliefs and enforce your By-laws and Official Plan.

I also have many other reasons to oppose. I believe that the influx of this many units to this area will cause many issues to our community. Issues with traffic; It currently takes 2 to 3 minutes to make a left hand turn out of Gamble Street onto Islington Avenue in the morning. With the new proposed street to exit onto Gamble, if there was a lineup of 5 cars or school buses from the Pine Grove Public School it would be 15 minutes to simply leave my home. The main streets surrounding this area, Islington Avenue, Clarence Street, Woodbridge Avenue and Wycliffe Avenue are unable to support the amount of cars that will be introduced with this new development. I believe this will also cause issues and harm to the precious Humber River that runs through our beautiful community and issues with our wildlife that are definitely present in the subject lands. Lastly, my 6 year old son and my husband spend countless Saturday afternoons together at the Country Club. This green space keeps my child outside enjoying nature and spending quality time with his father. He is truly happy there. Keeping the subject lands OS2 Open Space Park is beneficial for all of our community. This parcel of land is a gem in our community, it is precious to Vaughan and needs to be protected.

Sincerely,

Marco and Lisa Mannella



Waymar Heights Blvd
Woodbridge Ontario