

Vaughan Mills Rd
Woodbridge, Ontario
L4H 1B2

Feb 20, 2020

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

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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

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

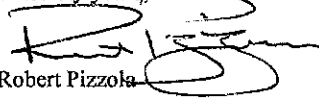
- * Destroying the natural biodiversity of the area
- * Creating an environment that is detrimental to the health of the existing community members
- * Increase the Traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighbourhoods.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