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Kilmuir Gate, Woodbridge,  
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February 16, 2020

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

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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for the proposed infill is twice as invasive and detrimental to the community than the previous application that was withdrawn May 8th, 2018.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COW meeting the requirement of an Interim Control By-law was dismissed due to the fact that the application had been withdrawn.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