

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 25th, 2020.

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

Dear Mr. Bevilacqua

Re: Clubhouse Developments Inc., 28 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

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