

Subject: [External] FW: Clubhouse Developments Inc. 20 Lloyd Street (Board of Trade Golf Course) 737 and 757 Clarence Street. Files OP. 19014, Z.19.033 and 19T-19V007
Attachments: Letter of objection.pdf

**PUBLIC HEARING
COMMUNICATION** C36

Date: Mar 3/20 ITEM NO. 4

From: [REDACTED]
Sent: Sunday, February 23, 2020 5:45 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] FW: Clubhouse Developments Inc. 20 Lloyd Street (Board of Trade Golf Course) 737 and 757 Clarence Street. Files OP. 19014, Z.19.033 and 19T-19V007

From: [REDACTED]
Sent: Sunday, February 23, 2020 2:33 PM
To: 'todd.coles@vaughan.ca' <todd.coles@vaughan.ca>
Cc: 'marurizio.bevilacqua@vaughan.ca' <marurizio.bevilacqua@vaughan.ca>; 'mario.ferri@vaughan.ca' <mario.ferri@vaughan.ca>; 'linda.jackson@vaughan.ca' <linda.jackson@vaughan.ca>; 'tony.carella@vaughan.ca' <tony.carella@vaughan.ca>; 'bylaw@vaughan.ca' <bylaw@vaughan.ca>; 'developmentplanning@vaughan.ca' <developmentplanning@vaughan.ca>
Subject: Re: Clubhouse Developments Inc. 20 Lloyd Street (Board of Trade Golf Course) 737 and 757 Clarence Street. Files OP. 19014, Z.19.033 and 19T-19V007

Dear Mr. Coles

Attached please find my letter of objection regarding the above noted file.

This letter is also addressed to the mayor of Vaughan and city Councilors and planners.

Regards

Joe Wahba

[REDACTED] Davidson drive, Woodbridge

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

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 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 Councilors as well as to the city planners.

My current residence is at [REDACTED] Village Green Drive, Wodbridge. We lived at this address for the last 20 years. It was only recently when we realized we had enough with the traffic and noise and proceeded to buy the property known as [REDACTED] Davidson Drive. Our dream was to build a new residence at this lot where it backs on green space which we saw as the dream we wished to achieve for our retirement. We started construction a year ago with the aim to move in by the spring of 2020 just in time to start enjoying the neighborhood and what it currently offers from an abundance of lush green, mature trees, quite and peaceful with a lot less traffic. We made sure we design the house with maximum windows to overlook the vast green space behind us.

The current proposed plan introduces lots behind us that are designed perpendicular to our lot with a depth of 85 feet which is the current width of my property, so ultimately the proposed plan will completely block me from enjoying any green space that I am currently enjoying. Currently there is couple of mature oak and weeping willow trees located at the rear line of my property one is on the side of my fence and the oak tree is on the side of the golf course few inches from my line. Those trees are at least 100-150 years old. The proposed lot behind me does not address how those trees are going to be protected not to mention the abundance of mature trees that are currently existing within the proposed development.

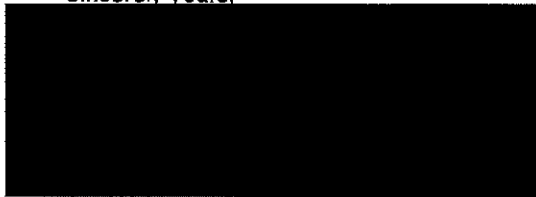
The proposed development in my opinion does not represent the character of the neighborhood in terms of lot sizes, I am aware that a proposed development was introduced on Waymar several years ago to further divide the lots was rejected for the same reason, as it did not meet the test of being compatible to the current character of the neighborhood, so I wonder how the proposed development meets the same test.

This proposed development will destroy the natural biodiversity of the area, will impact the health of the community members, will introduce a traffic congestion that is already existing around the surrounding neighborhoods, and will reduce the Natural Heritage of the Community

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighborhoods 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 implementations 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 Gold-Course.

Sincerely yours,



Joe Wanba

Copy to Mayor and all Councillors and planners