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**Subject:** FW: [External] A Letter Addressing Concern for Proposed Development; please read  
**Attachments:** Board of Trade Development Letter.docx

**PUBLIC HEARING  
COMMUNICATION**

C43

Date: Mar 3/20 ITEM NO. 4

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**From:** Jenn Eramo [REDACTED]  
**Sent:** Tuesday, February 25, 2020 1:48 PM  
**To:** [maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca)  
**Subject:** [External] A Letter Addressing Concern for Proposed Development; please read

Dear Mr. Bevilacqua,

I hope this email find you well. Please find attached a letter that I have taken time to compose in response to the application submitted to build on the Board of Trade golf club in Woodbridge. I trust you will take the time to review the issues presented in my letter and am hopeful that you will take a moment to respond to it as well.

Regards,

Jennifer Eramo

**Jennifer Eramo**



Tuesday February 25, 2020

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

Dear Mr. Bevilacqua

**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 formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to all Vaughan Councillors as well as to the city planners.

I have been a resident of Vaughan and the community of Woodbridge for most of my 38 years. I am now a local resident in the Wycliffe community, having moved to this part of Woodbridge just over a year ago as it offered my family a quiet, mature and peaceful place to grow and enjoy the beauty of nature that still surrounds us in a rapidly expanding city.

I was previously made aware of the first application put forward to build on the Country Club a few years ago by my father, who is an avid golfer and also lives in this community. I was shocked that developers would think to propose a development within an already existing community, on land that was not even zoned for building.....how and why would they think it would be possible to do such a thing?? Why would such an idea be up for approval?

I am not sure if you are familiar with the community that is to be affected by this development, but I am hoping that as our Mayor you have taken the time to visit the area. The stretch of Clarence that will be affected is by far the most beautiful, scenic and natural stretch of road remaining in Woodbridge. It connects our old downtown Market Lane to existing communities, and when the trees lining the road are in full foliage it is quite simply the most breathtaking road to walk, cycle, jog, or drive. On any given day, in any season, residents like myself use the road for leisurely walks, and jogs as it is serene and offers a sense of peace that is becoming increasingly hard to find in Woodbridge and in Vaughan. It was just last summer when I was driving Clarence with my son, when he glanced out the window, looked up at the trees and stated "mommy, it's so beautiful"....that statement made me catch my breath as it echoed exactly what I have thought to myself every time I've driven that road, and it hurt me at the same time to think that this little person, our next generation, our future, won't be able to enjoy this same scenery for very much longer because developers need to level the space and make room for as many residential units they need to turn a profit on their purchase. Mr. Bevilacqua I am a firm believer that there are some things you can't put a price tag on....and the preservation of our environment and green space is clearly one of those things.

I speak on behalf of many in this community who are passionately against this development, but may not have the access or the ability to communicate this to you in an email. I also speak on behalf of those who

share my views but feel defeated due to the fact that previous calls to stop this development have fallen on deaf ears, as this second proposal is much bigger than the previous one that was also disputed.

It is your duty as our Mayor to stand behind your citizens, the people who elected you into your position. We are calling on you now to be an advocate for our community and its preservation. We have had the opportunity to enjoy this green space and future generations should have the same right. We therefore need your help to protect it.

Some further points to consider are listed below:

The proposed infill jeopardizes the natural balance of nature in the area by destroying the natural biodiversity of the area and creating an environment that is detrimental to the health of the existing community members.

The development will undoubtedly increase the traffic congestion that already exists and is continuously being increased with the already approved developments in the surrounding neighborhoods. I welcome you to drive to this area on any given morning. Wycliffe Avenue, which feeds onto Kiloran Drive which then exits onto Islington Avenue is usually backed up with cars waiting to reach Islington and the left hand turn lane that exists onto Langstaff road. The current back up sometimes takes 10-15 minutes of waiting prior to being able to reach Islington Avenue, and that is present day.....before the influx of vehicles this development will bring. Off peak hours, Wycliffe transitions into a short cut for people trying to access the Woodbridge Highlands community on the other side of Clarence, and vehicles are often traveling at speeds of 70km per hour or more, avoiding stop signs as they go.....this is a clear danger to the many children already living in the area....again only to be made worse by the proposed development.

The development will reduce 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 neighborhoods into a nightmare. More importantly than the inevitable traffic congestion, the influx of vehicles will lead to the widening and creation of roadways which means many of the mature and beautiful trees that are found in this green space and are currently doing their job to keep our air clean, will have to be removed. Are you aware of the fact that it takes six trees to remove the carbon emission created by a single vehicle? This proposed development is set to bring approximately 3,000 vehicles to the community.....does the application also state that the developers will be planting 18,000 trees to help rid our air of all the pollution their development will bring? Highly unlikely.

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,

Jennifer Eramo