
Subject: [External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course),
241 Wycliffe Avenue, 737 and 757 Clarence Street
Attachments: Board of Trade Development.pdf
Importance: High

**PUBLIC HEARING
COMMUNICATION**

C45

Date: Mar 3/20 ITEM NO. 4


From: Mark and Lucia [REDACTED]
Sent: Wednesday, February 26, 2020 12:00 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street
Importance: High
Hello Everyone,
Please find attached a letter detailing our response to the Clubhouse Developments Application on the Board of Trade Golf Course.

Your attention to this matter is greatly appreciated.

Regards,

Marco & Lucia Pulciani

Mr. and Mrs. Marco Pulciani



February 25, 2020

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

To Whom It May Concern:

By this letter, we are formally submitting our 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 lived in Woodbridge since 1984 and have enjoyed the beauty of this home since then. We have seen Woodbridge and Vaughan change from a quiet, family-friendly community, to the over-crowded jungle that is has become today.

This proposed infill once again jeopardizes the natural balance of nature in this 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 subject lands are currently designated in the Vaughan Official Plan as Private open space with designated natural areas. This space is adjacent to the Greenbelt lands of Boyd Park and as such may be a very important green corridor for species in this area. This property is a part of the Humber River system as the Humber River runs through the property. There are also known floodplains on the property and it has been evaluated to have at-risk species of birds and possibly endangered bats living on this land. There are also 2 butternut trees on this property that are also listed on the endangered species list. In light of the Green Directions strategies that are shown on the City's website, I would like to know how the City would ever allow for the destruction of THOUSANDS of mature trees to build more homes? How does this proposal fit with the vision of a greener Vaughan? How does paving over already-designated open green space meet the green initiatives for Vaughan, Ontario, and Canada?

Green spaces reduce stress and 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. We know that many in the community have come to enjoy this neighbourhood and enjoy exercise on the picturesque street of Clarence Ave. This would all be destroyed for many should this development be approved.

Green space strengthens the immune system, boosts peoples' mood, and 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/>). Can you imagine what will happen to all of those in the community who enjoy this green space now as their place of tranquility?

Already, my family is feeling the emotional effects from the very thought of this green space being destroyed. We have seen these trees before us grow from tiny seeds to magnificent beauties. Our children, who have been raised to be responsible, environmentally-conscious individuals, are, at the age of 15 years old, feeling stress about losing this beautiful landscape and destroying the habitats of the many animals they have come to enjoy seeing in this green space. They question how, with all that we know about the benefits of trees and the call to action to protect habitats for the sake of our planet, a Council could even consider this proposal and furthermore, how a developer would want to destroy this land. This is unfortunately not how I wanted my children to learn about the realities of this world, but hopefully you can ease their minds and make them believe in humanity again.

Since the Humber River runs through this property, please consider that there may be some indigenous ties to this land. We are very concerned about what future development of this land will do to this and how this will stand up to the Truth and Reconciliation agreement we have with our Native Canadians.

This land is also a floodplain area. Although the proposed development area is not on the exact floodplain area, one must consider what the impact of paving over green space will have on the adjacent floodplain. We know our weather is becoming more extreme. Do we want to put our communities at risk?

We are very concerned about the lack of infrastructure that already exists in this area, without the extra THOUSANDS of cars that will need to go through this area each day. Already Clarence, Wycliffe Ave., Kiloran Ave., and Islington Ave. are jammed in the morning. Consider as well all of the other developments that are happening in the area as well -- condos and townhomes being built north of Rutherford on Islington. Where will all these cars go?

The proposed street that will intersect Wycliffe Ave is a grave concern. How can three streets intersect Wycliffe Ave within metres of each other (Kilmuir Gate, Proposed street and Cairnburg Place)? This egress point does not make sense at all as it will funnel cars into yet another small minor neighbourhood road. You know of the problems that are being faced in the Weston Downs area, for which the residents have been fighting for years with no logical solution to date. This city is turning beautiful quiet neighbourhoods where children are safe to walk to school and play, to dangerous thoroughfares making it impossible for people to even be able to back out of their driveways in the morning! Do not make the same mistake again with this development. Choose to keep our communities safe!

If the city is really interested in ensuring the health, well-being and vitality of our city, then the Councillors and Mayor should say **NO to changing the Vaughan Official Plan** and at minimum, **say YES to an Interim Control By-law with INDEPENDENT companies to study the lands in full detail**. 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) 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**, as 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.

We must stop the destruction of such a beautiful landscape, home to so many species of animals and plants. If you truly believe in your "Green Directions" then I urge the city make the right choice, as our neighbours in Oakville and Kanata have done, and say "NO MORE". Please make the choice to keep our community beautiful!!

Thank you for your attention to this matter.

Sincerely,

A black rectangular box redacting the signature of Marco & Lucia Pulciani.

Marco & Lucia Pulciani and Family