

**Subject:**

External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

**PUBLIC HEARING C51  
COMMUNICATION**

**Date: Mar 3/20 ITEM NO. 4**

**From:** Susan Cucullo [REDACTED]

**Sent:** Wednesday, February 26, 2020 9:05 PM

**To:** [maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca)

**Cc:** 'Susan Cucullo'

**Subject:** [External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

February 26, 2020

**Maurizio Bevilacqua**

**Mayor of Vaughan**

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**

As residents of Wycliffe Avenue, we are formally submitting our objection to the above highlighted development.

We have lived in this area since 1985 and we have seen a significant increase in traffic over the years. Presently it is very difficult to reverse out of our driveway on Wycliffe Avenue due to the existing traffic in the morning. The proposed development will add a minimum of an additional 3000 vehicles which will turn Wycliffe Avenue and our neighbourhoods into a major traffic nightmare.

In addition to the above impact to our street and neighbourhood, this development will destroy the natural biodiversity of the area. It reduces the Natural Heritage of the Community, eliminating the rich natural landscape that is home to a multitude of animals.

We are asking Council to fund independent assessments of the impact of this proposal, including financial and well-being (health) costs to individuals and the community. We believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study, a comprehensive Traffic Study, Health impact and Social Impact Studies are critical to properly assess the subject lands proposed for this development. These detailed studies are only possible with the implementation of an Interim Control By-law which we are requesting to be granted in order to allow proper time for this.

We ask that you consider this matter to be a priority concern and that you understand the objections the residents of this area truly have against this development.

We thank you at this time for your attention and hope that an Interim Control By-law will be granted.

Sincerely,

***Susan & Salvatore Cucullo***

[REDACTED] Wycliffe Ave.,  
Woodbridge Ontario [REDACTED]