

Subject:
Attachments:

[External] Clubhouse Developments - Files OP.19.014, Z.19.038 and 19T-19V007
Objection Letter - Feb 26-20 - Clubhouse Dev.pdf

PUBLIC HEARING C56
COMMUNICATION
Date: Mar 3/20 ITEM NO. 4

-----Original Message-----

From: Grace Buttino [REDACTED]
Sent: Thursday, February 27, 2020 8:12 AM
To: Clerks@vaughan.ca
Subject: [External] Clubhouse Developments - Files OP.19.014, Z.19.038 and 19T-19V007

Good morning Mr. Coles

Attached please find our letter of objection to the above-noted development applications.

We would appreciate this letter being shared with the Mayor, all regional and local councillors and city councillors, as well as the City's planners, in preparation for the March 3rd Public Hearing.

Thank you.

Grace Buttino
Joe Centraco
Olivia Centraco
[REDACTED] Davidson Dr.

Davidson Drive

February 26, 2020

Mr. Todd Coles
City Clerk
clerks@vaughan.ca

Dear Mr. Coles,

**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 way of this letter, we are formally submitting our objections 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.

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;
- Increasing 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; and
- 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, turning our neighbourhoods into a nightmare, and creating a permanent dilemma which Council will not be able to resolve once development occurs.

We believe that a detailed study supported by:

- a Cultural Heritage Impact Assessment;
- an Environmental Impact Study;

- a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community);
- a Health Impact Study;
- a Social Impact Study; and
- other studies that are critical to properly assessing 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 a science-based environment review, as well as other necessary studies.

In addition, we request City Council 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,

A large black rectangular redaction box covering the signature area.

Joe Centraco Grace Buttino Olivia Centraco

c.c. Mayor Bevilacqua
Local and Regional Councillors
City Councillors
City Planners