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**Subject:** [External] Objection to Board of Trade Golf Course Development  
**Attachments:** Letter of Objection.docx

PUBLIC HEARING COMMUNICATION c61

Date: Mar 3/20 ITEM NO. 4

**From:** Rose and Frank Troina [REDACTED]  
**Sent:** Thursday, February 27, 2020 6:58 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@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>  
**Subject:** [External] Objection to Board of Trade Golf Course Development

Hello,

Please give consideration to the attached Letter of Objection related to the Board of Trade Golf Course development.

Sincerely,  
Frank & Rose Troina

Rose and Frank Troina  
[REDACTED] Kilmuir Gate.  
Woodbridge, ON  
[REDACTED]

February 28, 2020

To Whom It May Concern,

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

Regarding the above noted applications, and having thoroughly reviewed the applicants' submissions, we are formally submitting our objection to the above highlighted complete application.

My name is Frank Troina. My wife Rose and I, as well as our children have been Vaughan residents at [REDACTED] Kilmuir Gate for 24 years. We decided to move into this neighbourhood with our young family as we were drawn by the natural beauty of the open spaces and the closeness to nature. I have just recently retired and have been envisioning my retirement years in this quiet and peaceful area. We had factored on living in our home well into our retirement. We are passionately against this proposed development as it will most negatively impact our daily lives. Transportation alone will become a nightmare. Our road systems can not withstand more traffic congestion. Plans to widen streets will not alleviate but exasperate the traffic problem.

This development proposal will jeopardize the natural balance of nature and its beauty in the surrounding neighbourhoods and presents the following concerns:

- \* Destroying the natural biodiversity of the area; The proposed development will destroy the beautiful landscape and virtually the home of numerous animals. The inherent biodiversity of the area is a gift that very few communities enjoy.
- \* Creating an environment that is detrimental to the health of existing community members.
- \* Increasing the traffic congestion that already exists and continually worsening with the already approved developments in the surrounding neighbourhoods.
- \* Reducing 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 neighbourhoods into a nightmare. There is no immediate access to rapid transit which in turn will mean more vehicles on the roads.

We 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.

There is a great and growing concern over the negative implications for residents who reside in the immediate surrounding neighbourhoods. The community at large is against this development proposal. It is creating a lot of stress and anxiety to our neighbours and beyond. This proposed development will not only impact the immediate area but also the extended to areas all around. Open space is open space. Why would any environmentally conscious individual change the zoning determination of this property and destroy a piece of paradise? We need, we must preserve our precious open spaces and historically significant lands for further generations to enjoy. We ask that this application and our concerns be carefully examined and that you will show responsibility and insight to the inherent dangers that this proposal will have on our community for years to come. Thank you in advance for your attention in this matter.

Sincerely,

Rose and Frank Troina