

Subject:

[External] 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

**PUBLIC HEARING
COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

From: Ingrid Harris [REDACTED]

Sent: Thursday, February 27, 2020 11:02 PM

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>; 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>; Clerks@vaughan.ca

Subject: [External] 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

Ingrid and Phil Harris

[REDACTED] Wycliffe Avenue,
Vaughan, Ontario
[REDACTED]

February 27, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

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 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.

Our family has lived on Wycliffe Avenue for the past 6 years. Our two young boys have grown up in the neighborhood spending countless hours at Kilaran Park. Over the years we have seen an increase in traffic on Wycliffe, as it has become the best option to get across Vaughan when Rutherford Road is congested, allows a thruway to get to major highways (400, 407 and 7). Even without this proposed development, we have seen issues with traffic on our street, Wycliffe Ave., and surrounding arterial roads. Morning commutes do not get off to a good start when you are forced to sit in your driveway waiting for a suitable gap in traffic to start the day. We have seen traffic lines stretching from along Wycliffe down Kilaran and out to Islington Avenue. Not to mention the Islington/Langstaff southbound turning lane which can be backed up all the way to the Kilaran/Islington intersection causing frustrated drivers to make unsafe mergers and U-turns.

Conservatively estimating the proposed infill development will add a minimum of an additional 3000 vehicles, and placing an entrance to the new development at 241 Wycliffe, *kitty corner to our home*, while labelled as secondary will only further tax the already congested roadways and turn our neighbourhoods into a traffic nightmare.

Based on significant growth in our community, from Highway 427 extension to the West, Major Mackenzie to the North, along Islington on the East and Highway 7 corridor our internal road infrastructure needs to be reviewed to understand the overall impact to congestion in the Vaughan West area. Many of the local roads are two lanes, how can we expect to allow for flow and movement of vehicles and people? An overarching road network review should be performed to understand the impact of all the proposed and underway developments. We need to recognize and address challenges with moving not only community members but commuters as well.

In addition to the traffic concerns, the proposed infill jeopardizes the natural balance of nature in the area by:

- * Destroying the natural biodiversity of the area, reducing the amount of open green space
- * Creating an environment that is detrimental to the health of the existing community members
- * 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.

I believe a detailed study supported by, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community), Health 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.

Sincerely yours,

Ingrid and Phil Harris