

Subject: [External] Complete Development Application - Clubhouse Developments (Board of Trade Golf Course)
Attachments: Objection Letter - Feb 26-20 - Clubhouse Dev.pdf

PUBLIC HEARING COMMUNICATION C73

Date: Mar 3/20 ITEM NO. 4

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

From: Grace Buttino <[REDACTED]>
Sent: Friday, February 28, 2020 10:09 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>
Cc: Clerks@vaughan.ca; Clerks@vaughan.ca; Keep Vaughan Green <keepvaughangreen@gmail.com>
Subject: [External] Complete Development Application - Clubhouse Developments (Board of Trade Golf Course)

Dear Honourable Mayor and Members of Council,

Attached is our letter of objection to the above-noted complete application for the Board of Trade Golf Course, which was sent to the City Clerk in advance of the public hearing scheduled for March 3rd.

We have lived on Davidson Drive for 25 years, in a sought-after neighbourhood because of its mature trees, natural landscape, a watershed system that is home to a multitude of diverse species, and homes that are, in their own way, uniquely designed.

We strongly urge you to support the community's request for an Interim Control Bylaw to allow important studies and assessments to be conducted. It is only fair, transparent, and just that the community be afforded this same opportunity.

When reviewing this application, please look beyond your tax-base. You will be making a decision that will affect ALL future generations because once destroyed, it will NEVER be renewed. There are more NEGATIVE impacts with this application than positive - unrelenting traffic congestion, natural environment destruction, house values dropping, increased social issues, cultural heritage damage, and most importantly, in our opinion, an overall unhealthy community environment, both physically and socially.

Where is the respect for established communities NOT to be disturbed? Where does it say that strategies and plans that are ADOPTED by City Council ARE NOT to be followed? Where does it say when taking the Oath of Office that your residents ARE NOT to be represented and their concerns ARE NOT to be considered and respected? I may be incorrect, but I believe the City of Vaughan 2019 Voter turnout was a DISMAL 22%. This is absolutely, 100% the fault of the residents of this City. The only reason I can think of why this City has such a low turnout - because it doesn't matter who's in office. They're all the same! Do you want to prove the residents right or do you want to stand up and support your residents. My family is not saying no to development in general, but look at creating balance and you will always have a healthy community across the board. Our biggest wish was that the City would have had a vision to consider taking on this property, possibly as a public-private partnership opportunity, to develop something unique that would serve not only this city, but surrounding communities, and generating city funds with very minimal damage, all the while maintaining this natural greenspace.

This complete application, as submitted, DOES NOT just affect a quadrant of this City. This complete application has a City-wide NEGATIVE Impact and affects every Ward in this City. What are you going to do about it?

Sincerely,

Grace Buttino
Joe Centraco
Olivia Centraco

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;

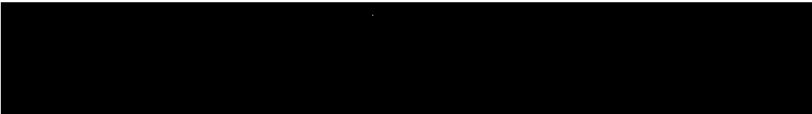
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- a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community);
- a Health Impact Study;
- a Social Impact Study; and
- other studies that are critical to properly assessing 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