

February 28, 2020

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

**PUBLIC HEARING C 85
COMMUNICATION**

Date: Mar 3/20 ITEM NO. 4

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 I am formally submitting my 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.

To begin I am aware of the problems associated with NIMBYism. I would normally support increased density as it can bring great benefits to a growing city. I would not have a problem with a project of this size in an area in Vaughan that has the proper surrounding road infrastructure, or the ability upgrade the that infrastructure. The project within its scale being proposed in this environment with its physical and road infrastructure limitations is insane.

The proposed infill development will add an estimated additional 3000 vehicles, this will further tax the already congested roadways and turn the surrounding neighbourhoods into a nightmare. If you add to the fact that each vehicle takes an average of two trips daily, well you can see where this is going.

I am certain that you are aware that the area in question than envelops Woodbridge Ave and the surrounding area is already having traffic congestion problems. Expansion of roads to accommodate any further development, let alone one of this size, is not an option. This inherently will have spill over effect on the traffic feeding this area and will cause congestion problems for the wider Woodbridge area. There is also the issue of straining the infrastructure of storm and sanitary sewers. Who is going foot the bill for cleaning up this mess once the builders are gone?

The proposed infill also jeopardizes the balance of the current living and working environment in the area by:

- * Destroying the natural biodiversity of the area
- * Creating a chaotic environment that is detrimental to existing community members.
- * Reducing the Natural Heritage of the Community
- * Detrimental affects to the rich natural landscape that will lead to the destruction of wildlife.
- * Adding strain to the Humber river watershed and the surrounding wetlands (the risk is increased considering the effects of climate change)

I believe that a comprehensive traffic study must take place (taking into consideration applications already approved within the parameters of the affected community). A study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a 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.

Sincerely yours,



Ettore Naccarato

Vaughan resident and Vaughan Business owner

Subject: Board of Trade Golf Course development
Attachments: board of trade development.pdf

From: Tory Naccarato [REDACTED]
Sent: Monday, March 02, 2020 8:41 AM
To: Clerks@vaughan.ca
Subject: [External] FW: Board of Trade Golf Course development

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From: Tory Naccarato
Sent: February 28, 2020 2:18 PM
To: clerks@vaughan.ca
Cc: maurizio.bevillacqua@vaughan.ca; mario.ferri@vaughan.ca; gino.rosati@vaughan.ca; linda.jackson@vaughan.ca; marilyn.iafrate@vaughan.ca; tony.carella@vaughan.ca; rosanna.defrancesca@vaughan.ca; sandra.racco@vaughan.ca; alan.shefman@vaughan.ca; sandra.racco@vaughan.ca
Subject: Board of Trade Golf Course development
Importance: High

Attention: city of Vaughan and honorable city representatives. Please see attached letter.

Tory Naccarato