

Good evening members of City Council.

My name is Frank Troina. My family and I have been Vaughan residents at [REDACTED] Kilmuir Gate for 24 years. We were drawn to move into this neighbourhood with our young family by the natural beauty of the open spaces and the closeness to nature. I have envisioned my retirement years in this quiet and peaceful community. We are passionately against the proposal as this will most negatively impact our daily lives.

I would like to thank this council for having the courtesy to arrange a 7:00 PM meeting this time around. It was on May 8th, 2018 at 1:00 PM during a workday that an Interim Control By-Law was first proposed by our community in opposition with what could be the largest in-fill development that Vaughan has ever seen.

Many could not attend and those who did, affirmed emphatically that as a community we stand opposed to increasing the density of our neighbourhoods without this council adopting an Interim Control By-law. An Interim Control By-law would give this council time to consider the impact of their decision. The applicant in their cowardice removed this application from the scrutiny of this council and our community the morning of May 8th, 2018. On May 8th this council did not support an Interim Control By-law because the development proposal was removed. It is now March 3rd, 2020 and here we are again.

At a time of heightened environmental concerns this enormous development scheme is an affront to our community. With stormwater management ponds being dropped into environmentally sensitive flood plains as band aids to mitigate the natural drainage that would be lost to the applicant's proposal. Will the applicant be held accountable for the flooding of our roads and our homes in the case of flood events? Moreover, this applicant has shown us what their idea of a tree is. To them a tree is an obstacle. A tree is something that must be cut down before the arborist report can be completed. It is the actions on the property of 20 Lloyd Street that has forced the community under the flag of Keep Vaughan Green to lobby this council for a Tree Protection By-Law which was adopted on March 20, 2018. Since that time this community worked with this council to save trees on this property.

This proposed development will see the removal of more than 1300 mature trees destroying habitats of many species. At a time when Vaughan tree canopy cover is a measly 17%. Are we to trust the applicant with tree "replanting" after so many have been cut down? I hope that this Council finds the wisdom and the courage to adopt an Interim Control By-Law to help us defend green spaces for future generations. The needs of today should never jeopardize the needs of tomorrow.

We have a gem in the heart of our city that needs to be protected by an Interim Control By-Law. What reasonable and environmentally conscious individual would not want to preserve our precious open spaces and historically significant lands for future generations?

The residents of Vaughan are and continue to be the victims of this unprecedented attack on our communities by overzealous developers, even some who use their money to masquerade as "Vaughan Working Families". Why tinker with an already established

community? All I ask from you, our elected officials, is to use your common sense and to look at the grand scheme of things and recognize that things are not right. There needs to be a reset. Be the voice of all citizens of Vaughan, not just to the few. Do not allow the destruction of such a significant area of green space without careful third- party consideration. It is an idyllic property that contributes uniquely to the character of the overall area. We urge you to support the Interim Control By-Law.

Prior to the municipal election, this development called for about 600 dwelling units now we hear that it jumped to over 1200. Do the math! Each unit will probably represent two more vehicles on the roads. That's another 2400 cars on our roads. More importantly the density of vehicles will impact our neighbourhood streets even more, placing both young and old at risk. Taking a leisurely walk and cycling will be a thing of the past. Simple physical activities such as jogging and walking to the parkettes will become more problematic. Open space is open space. Leave our established streets and communities alone.

I respectfully ask Council to fund independent assessments of the impact of this development proposal, including financial and well-being (health) costs to individuals and the community. We all demand that an ICBL be granted to allow proper time for this. No more discussions or decisions behind closed doors. Make your decision tonight with the community eye to eye. We deserve elected officials who show integrity through and through. Do not be afraid to stand up to this applicant. The sustainability of our neighbourhoods, our communities, and our city hang in the balance on your decision to adopt an Interim Control By-Law.

Thank you for your attention to our concerns.

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