

Paul Talluri [REDACTED] Kilmuir Gate

Woodbridge, On L4L 3L9

PUBLIC HEARING  
COMMUNICATION

Date: Mar 3/20 ITEM NO. 4

February 23, 2020

Ted 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 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.

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
- \* Increase 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
- \* 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.

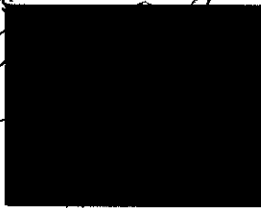
The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I 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=E2=80=99 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

Paul Talluri



Paul Talluri &lt;[REDACTED]&gt;

3/2/2020, 4:02 PM

## Clubhouse Developments Inc., Files OP .19.014, Z.19.038 and 19T-19V007

To Clement Messere <clement.messere@vaughan.ca>

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Dear Mr Messere,

I am attaching a copy of the letter I have sent to City Council dealing, with our concerns and the reasons we are opposing this development.

Certainly this is not the only letter you have received on this file. The size and scope of this development creates an existential threat to the fabric of our community. I have lived in many places, in the past 20 years, Woodbridge has been the best place in terms of quality of life, closeness to nature security, etc.

This development proposes to build a new a small town, with access to the rest Vaughan through our residential streets. I find this insane and defying any logic.

My letter outlines our main concerns, I am sure that there are many areas that will need to be addressed in this application.

I thank you kindly for taking the time to read this, I am sure that you will take it into consideration when dealing with this file.

Yours truly

Paul Talluri

[REDACTED] Kilmuir Gate

Woodbridge [REDACTED]

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- Golf\_course\_City Coucil.odt (26 KB)

Paul and Alicia Talluri

██████ilmuir Gate

Woodbridge, On ██████

March 2, 2020

Vaughan City Council

2141 Major Mackenzie Drive

Vaughan, Ontario L6A 1T1

Mayor, City & Regional Councillors

**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**

As residents of Vaughan for almost 20 years, we have always enjoyed the quality of life that this community has offered. The current proposal threatens to upset the balance between development and natural beauty that is rare in the GTA and largely responsible for such a high quality of life. We strongly believe that no development proposal should proceed without proper assessment and consideration of all impacts, including congestion, environmental, and cultural impacts.

The primary impacts of this development are twofold:

- First, by adding over 3000 cars to already congested roads, the increase in traffic would have an immediate and notable impact on the daily lives of residents. Cars entering and leaving this development would not have direct access to any major arterial road, instead having to crawl through our residential streets to get access to Islington, Rutherford, or any other arterial road. Daily commuters alone will add over 6000 car trips per day, let alone the disruption that will accompany the construction period. I dread to envision the nightmare that this additional traffic will bring about on our roadways a nightmare that already been realized in neighbouring communities.
- Second, by eliminating much of the natural habitat that exists today, this development will threaten the natural biodiversity that makes our neighbourhood so charming and unique. We have had the heartwarming pleasure of experiencing songbirds eating from our hands and observing cardinals, rabbits, deer, wild turkeys, and other animals roam in our backyard. The enjoyment that we get from the interaction with wild life is priceless. Indeed The inherent biodiversity of this area is a gift that very few communities enjoy. Losing it would be a great tragedy.

We are not opposed to progress and recognize that development itself can bring positive impacts to a community as well. However, we cannot remain wilfully blind to the negative impacts, and the concerns of all stakeholders must be taken into consideration before proceeding with a project of this magnitude. Fully understanding impacts and concerns requires careful study and consultation with the community. Therefore, we request the following actions be taken in respect of the application:

- The following studies should be undertaken at a minimum to assess the merits of the application: Cultural Heritage Impact Assessment, Environmental Impact Study, a Comprehensive Traffic Study, a Health Impact Study, and a Social Impact Study.
- Further, as we are deeply concerned that any study commissioned by the developer will lack objectivity and contain a bias in favour of the application, independent assessments of the impact of this proposal should be funded by Council.
- An Interim Control By-law should be put in place to allow proper time to 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.
- Finally, we request that 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.

In closing, we wish to stress that our community is totally against this proposal as currently constituted. We trust that our voices will be heard and our concerns will be dealt with openness and transparency, with no decisions being taken behind close doors.

We thank for your attention to this matter and trust that the well being of our community will be one of your priorities.

Sincerely yours,

Paul and Alicia Tainui