

Mr. and Mrs. Marco Pulciani  
[REDACTED] Kilmuir Gate  
Woodbridge, ON [REDACTED]

**COMMUNICATION – C48  
ITEM 1  
Special Committee of the Whole  
July 8, 2020**

July 3, 2020

**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**

To Whom It May Concern:

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.

We have lived in Woodbridge since 1984 and have enjoyed the beauty of this home since then. We have seen Woodbridge and Vaughan change from a quiet, family-friendly community, to the over-crowded jungle that is has become today.

This proposed infill once again jeopardizes the natural balance of nature in this community by eliminating the rich natural landscape that is home to a multitude of animals. On March 3, 2020, you heard loud and clear from the residents of this community, for the request of an interim control by-law (ICBL). After a lengthy delay in municipal staff completing their report re: the ICBL, we are horrified to learn of their recommendation against the ICBL. Doing your due diligence to ensure the proper studies are done before approving a project is what we have elected you to do!! How can Council consider denying proper studies on a project of this magnitude on this precious parcel of land? As a Council, you need to make an informed decision about this development project with INDEPENDENT studies that provide a second opinion! We only get one chance to make this right and once a decision is made, we cannot go back! If you were to make any changes to your home, would you not get multiple quotes and consultations prior to making the investment? This is what the people of this city expect you to do!! We understand that the cost is a lot to pursue these studies, however, the cost will be greater if we destroy this land without proper due diligence! *Also, if City Council can approve a \$1.2 million budget amendment to cover a developer's cost to do a Class Environmental Assessment which was originally contracted for \$325,000 then why can't Council spend money to ensure due diligence for a major decision like this one???*

If the city is really interested in ensuring the health, well-being and vitality of our city, then the Councillors and Mayor should say **NO to changing the Vaughan Official Plan** and at minimum, **say YES to an Interim Control By-law with INDEPENDENT companies to study the lands in full detail**. 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) 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**, as 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.

We must stop the destruction of such a beautiful landscape, home to so many species of animals and plants. If you truly believe in your "Green Directions" then we urge the city make the right choice, as our neighbours in Oakville and Kanata have done, and say "NO MORE". Please make the choice to keep our community beautiful!!

Thank you for your attention to this matter.

Sincerely,

A black rectangular redaction box covering the signature of the sender.

**Marco & Lucia Pulciani and Family**

cc: Mayor and all Councillors and planners