

**Communication : C 11
Committee of the Whole (2)
June 8, 2021
Item # 13**

From: [REDACTED]

Sent: Friday, June 04, 2021 7:23 PM

To: Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Jackson, Linda <Linda.Jackson@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>; Council@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>

Subject: [External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 Clarence Street. Files OP .19.014,Z.19.038 and 19T-19V007

Attached please find my letter expressing my concern with the above application as it relates to the committee of the whole meeting scheduled for Jun 8, 2021 at 1pm.

I look forward to your input with positive answers.

Thanks

Joe Wahba
Principal
Ontario Land Surveyor

R-PE Surveying Ltd.

643 Chrislea Road, Suite 7, Woodbridge, Ontario, L4L 8A3

Phone: (416) 635-5000 Fax: (416) 635-5001

Phone: (905) 264-0881 Fax: (905) 264-2099

Website: r-pe.ca

The content of this email is the confidential property of R-PE Surveying Ltd. and should not be copied, modified, retransmitted, or used for any purpose except with the written authorization of R-PE Surveying Ltd. If you are not the intended recipient, please delete all copies and notify us immediately.

The accompanying files are supplied as a matter of courtesy and are in no way to be taken as appurtenant to, associated with or in placement of copies of the officially sealed documents. The data is provided "as is" without warranty of any kind either expressed or implied. Any person(s) or organization(s) making use of or relying upon this data, is responsible for confirming its accuracy and completeness.

Todd 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 Clarence Street.

Files OP .19.014,Z.19.038 and 19T-19V007

by this letter I am formally submitting some concerns to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councilors as well as to the city planners.

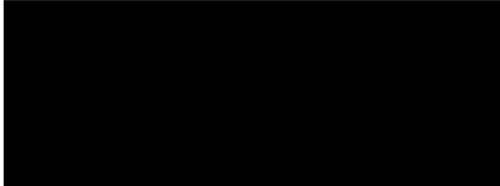
My current residence is at [REDACTED] Davidson Drive, Woodbridge. Our home currently backs unto the golf course. The rear line of our property along with the adjoining lots is backing unto mature trees that can be dated back to the 1960. Those trees at the rear line are one of the prime reasons I chose to live in this area and this lot in particular.

The current proposed plan introduces lots behind us that are designed perpendicular to our lot with a depth of 85 feet which is the current width of my property, so ultimately the proposed plan will completely block me from enjoying any green space that I am currently enjoying. Currently there is couple of mature oak and cedar trees adjacent to the rear line of my property, in addition to a weeping willow tree located at the rear line inside my property, on the side of my fence and the oak tree and cedar tree is on the side of the golf course few inches from my line (see attached pictures). Those trees are at least 60 years old. The proposed lot behind me does not address how those trees are going to be protected not to mention the abundance of mature trees that are currently existing within the proposed development. I have sent a letter asking the same question but received no answer. In looking at the tree protection plan, it recommends the removal of the three trees including the one currently on my property (not sure how legally this can be accomplished to remove a tree from my property without my permission) all that in order to build a retaining wall. I am aware this plan is currently being reviewed by city staff and ask that a special attention be paid to protect those trees and all trees touching or close to existing properties to ensure privacy is maintained as it has been all these years.

The proposed development in my opinion does not represent the character of the neighborhood in terms of lot sizes, nor that it addresses the need to create at least a buffer block between the existing lots and the proposed ones to ensure the trees and privacy are maintained.

I feel the scale and identified impacts merit peer reviews of the traffic studies (as clearly this development will impact the surrounding communities and the already strained Woodbridge Avenue) , ecology study (as previous peer reviews indicate significant impacts on the ecology of the site) and the heritage impacts (as residents have not been consulted on what they deem to be important aspects of the site in any of the studies).

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



Joe Wahba

Copy to Mayor and all Councilors and planners









