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**Communication : C 14**  
**Committee of the Whole (2)**  
**June 8, 2021**  
**Item # 13**

June 6, 2021

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

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

Dear Mr. Coles,

We have been residing in our current home for almost thirty-six years. The above-mentioned project was initially started in 2018. Since that time there have been many Council meetings on this matter and from these meeting, we can draw the following conclusions:

1. The residents of Vaughan (and especially those in the surrounding neighbourhood) oppose the development.
2. We believe members of the Vaughan council advisory staff (Legal and Development branches) have misled the public. You will recall the question of applying an interim control bylaw, which Vaughan's legal department opined was illegal, contrary to the decision of the Supreme Court of Canada.

The numerous Council meetings detailed the inadequacy of the reports as filed by the developer. As a refresher, their short comings are as follows:

- The traffic studies were not comprehensive, and they omitted pertinent intersections in the neighbourhood and did not fairly represent the increased traffic volumes of single occupant vehicles at peak traffic hours.
- Adopting the use of public transit as a means of alleviating traffic congestion is not a viable alternative given the historical preferred mode of transportation (automobile) and the lack of direct access to the regional roads from the proposed development.
- The designated greenspace buffer between the existing residential and new development is an inadequate means of protecting the existing natural fauna and wild life. Furthermore, the designated greenspace buffer should be designated as lands given right of way to the City of Vaughan. Otherwise said land would be subject to change by the new future property owners.
- There have not been any studies done on the historical nature of these lands, given that Vaughan is situated in the territory and Treaty 13 lands of the Mississaugas of the Credit

First Nation. These lands were home to the Huron-Wendat and the Haudenosaunee. **Once this land is bulldozed by the developer all historical evidence of these First Nations will be forever extinguished.**

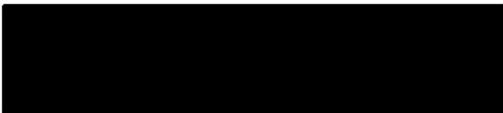
At the Council meeting of July 20, 2020, a resolution was adopted as follows:

Council is to direct funds to be set aside from the appropriate reserve to conduct peer reviews which staff identify as necessary, in consultation with Community Working Group, and as approved by Council.

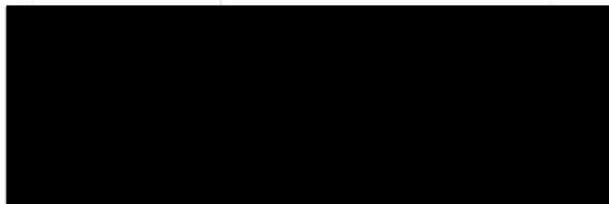
To date, this resolution has not been complied with. The Community Working Group has not been consulted. Furthermore, this demonstrates the lack of action by Council and the planning staff on this matter because this proposed project is the largest single infill development in the history of Vaughan.

We urge the Council to fulfil the motion that it previously passed and engage with the Community Working Group to address all the issues that are quite self-evident. Please set aside the proper funds for peer reviews of the traffic studies (as this development will significantly 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).

Sincerely,



Mary Torrieri



Ferdinando Torrieri

cc: Mayor Bevilacqua and all Councillors and Planners