

**Communication : C 16
Committee of the Whole (2)
June 8, 2021
Item # 13**

-----Original Message-----

From: Lisa Mannella <[REDACTED]>

Sent: Sunday, June 06, 2021 11:15 PM

To: Clerks@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>

Subject: [External] Peer Review Resolution for Clubhouse Developments Inc.

June 6, 2021

Honourable Mayor and Members of the City of Vaughan Council

I reside at [REDACTED] Waymar Heights Blvd. I have continuously voiced my concern and opposition regarding the development of the Board of Trade Golf Course OP.19.014, Z.19.038 and 19T-19V007. Today I am writing in response to the necessity of conducting peer reviews to the proposal put forth by Clubhouse Developments Inc. I believe that peer reviews of the studies and reports submitted by the applicant are an absolute necessity and that Vaughan Council should vote in favour of directing funds be set aside to conduct peer reviews.

Traffic Reports submitted by the developer deem traffic to be a non-issue. However, if you have ever driven north on Islington any time after 3:30 in the afternoon it is evident that that is simply not true. Any resident of Woodbridge or Kleinburg will be able to tell you this if a simple survey were to be conducted. As a matter of fact many residents did state their concerns regarding traffic in deputations and letters submitted to Council back in March of 2020. I also believe that the applicant's traffic report would be underestimated as it did not take into consideration the traffic that will be generated from other approved or proposed developments in the immediate area surrounding the Board of Trade Development. The proposed and approved developments along Islington Avenue between Davidson Drive and Gamble Street alone will introduce 400 new cars.

OP.19.011, Z.19.033 (8307 & 8311 Islington Avenue and 4,6,10,12 Hartman with 98 parking spaces OP.20.004, Z.20.011 (8337, 8341, 8345, 8353 & 8359 Islington Avenue with 157 parking spaces OP.21.002, Z.21.003 (8265 & 8277 Islington Avenue) with 150 parking spaces

From personal experience, in the morning at 8am turning from Gamble Street onto Islington Avenue is quite challenging. With school buses and parents driving their children to Pine Grove School and St Margaret Mary School there is a lot of congestion. If there will be existing residents from Waymar Heights Blvd and Gamble Street, parents and buses bringing their children to school, along with residents from the new condo buildings as well as the residents from the proposed South Neighbourhood from the Board of Trade exiting onto the proposed Gamble street opening then the corner of Gamble Street and Islington will be bumper to bumper traffic and complete gridlock. Morning traffic will be impossible, a very slow exit to simply get onto Islington Avenue and a very dangerous situation for children going to school. It currently takes 3 to 4 minutes to make a left hand turn out of Gamble Street onto Islington Avenue in the morning. With the new proposed street to exit onto Gamble, if there was a lineup of 5 cars or school buses from the Pine Grove Public School it would be 15 minutes to simply leave our homes. I can only imagine how long it will take with an extra 500 new cars using the same streets (adding the cars from the 116 units in the proposed South Neighbourhood).

All of these one lane streets immediately surrounding the proposed development; Islington Avenue, Willis Street, Woodbridge Avenue, Clarence Street, Kipling Avenue and Wycliffe Avenue cannot sustain the amount of new

cars. Also, the new condos that will be built on Woodbridge Avenue, Kipling Avenue and Highway 7 for example OP.18.008,

Z.18.013 (5217 & 5225 Hwy #7 and 26 and 32 Hawman) with 186 parking spaces will also add to the congestion and the number of vehicles on the road. It is up to the City of Vaughan to do their own studies in order to make sound decisions in what will be best for our community and its existing residents. It is also important to consider whether the traffic studies conducted were a fair representation of the true amount of cars that travel in the area if traffic studies conducted were done during the stay at home order and in the summer months when there were no school buses or cars commuting to school or work. In order to have an unbiased opinion and a proper representation of the studies and reports it is important that proper allocation of funds for peer review be approved by the City of Vaughan and the Members of Council.

Proper ecology studies are also very important as there will be many environmental effects in developing the proposed lands. The many mature trees, wildlife as well as the Humber River encompass this beautiful parcel of land and it is worth doing every bit to ensure that it is not destroyed. Just by living in the area I am able to see many animals that live on the lands. I have seen large turtles, rare woodpeckers, deer and many beautiful birds in the area. The 100 year old trees add beauty and life to our city and these lands are precious and I and the residents of this area are asking you to please ensure that every bit is done to protect it and do justice to what is done to it. These lands are part of Vaughan's heritage, add character to our beautiful city and bring joy to all the existing residents. I do not know the specifics of ecology reports or heritage reports but I am asking the Members of Council to please listen to your residents and to please deem this parcel of land of high importance and to ensure to mitigate the negative effects of its development. Again, I ask that Council direct the appropriate funds and approve the necessary peer reviews.

Thank you
Lisa Mannella