

Communication : C 45
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007
Date: Friday, November 26, 2021 3:54:17 PM
Attachments: [Re Clubhouse Developments Inc. 20 Lloyd Street \(Board of Trade Golf Course\) 241 Wycliffe Avenue 737 Clarence Street. Files OP .19.014Z.19.038 and 19T-19V007.msg](#)

Please see below.

SF

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: jwahba@r-pe.ca <jwahba@r-pe.ca>
Sent: Friday, November 26, 2021 1:13 PM
To: Tony Carella <Tony.Carella@vaughan.ca>
Cc: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Subject: RE: [External] Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007

Thank you councilor

I also want to express my concerns regarding a repeated demand for an answer to my letter sent a few months back where I was told a response will be provided by the staff to address my concerns and getting me engaged in the process since I am one of the immediate owners impacted by this development (see attached). not sure why staff has been too slow in responding to me and provide a resolution to my concerns and completely ignoring it. I definitely need an answer before this application is considered. These trees are adjoining my property limits and should not be removed without my consent, at least this is the advice I got from my lawyer. I await your response.

Regards

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

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From: Tony Carella <Tony.Carella@vaughan.ca>

Sent: Thursday, November 25, 2021 2:27 PM

To: jwahba@r-pe.ca

Cc: Clerks@vaughan.ca; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>

Subject: RE: [External] Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007

Further to your recent email, I have asked my Council colleagues to agree to my request to them to authorize a special council meeting for later this week—to approve the deferral of consideration of the Board of Trade technical report to a special evening Committee of the Whole on December 8. Procedural rules require such action in dealing with your request to change an already publicly-posted meeting date and time. Failing such support, the matter will be considered on November 30 at 1pm, at which time I will move a motion to defer the matter to December 8.

Tony Carella FRSA

Councillor

Ward 2 / Woodbridge West

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City of Vaughan | Office of Councillor Tony Carella

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

www.vaughan.ca



From: jwahba@r-pe.ca <jwahba@r-pe.ca>

Sent: Monday, November 22, 2021 10:04 AM

To: Tony Carella <Tony.Carella@vaughan.ca>; Clerks@vaughan.ca; Marilyn Iafrate

<Marilyn.Iafrate@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>

Subject: [External] Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007

Councillor Carella and city Clerk,

I request that the date and time for the upcoming Committee of the Whole meeting 'Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007' be rescheduled immediately to a date and time that is more respectful to the hundreds of residents who have spoken out regarding this development.

We have requested that these meetings take place in the evenings to allow residents to participate. My family and I work during the day and wish to participate by giving a deputation and listening in on the proceedings live.

Joe Wahba
Principal
Ontario Land Surveyor

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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.

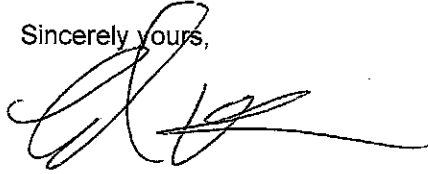
The current proposed plan introduces lots behind us that are designed perpendicular to our lot with a depth of 85 feet which is the current width of my property, so ultimately the proposed plan will completely block me from enjoying any green space that I am currently enjoying. Currently there is couple 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.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Joe Wahba', with a long horizontal flourish extending to the right.

Joe Wahba

Copy to Mayor and all Councilors and planners









