

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Submission re: Clubhouse Development Application_Nov 30 2021 COW
Date: Monday, November 29, 2021 12:03:34 PM

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From: Caroline V [REDACTED]
Sent: Monday, November 29, 2021 12:10 PM
To: Clerks@vaughan.ca
Subject: [External] Submission re: Clubhouse Development Application_Nov 30 2021 COW

Dear Mayor Bevilacqua, and City Councillors:

I have read the report and the recommendation from Vaughan Planning staff regarding the Clubhouse Inc development application. Despite the recommendations of the city staff, hundreds of residents, including myself, continue to be concerned about, and opposed to the development application.

The developer proposes to amend the Official Plan and rezone the subject lands to create a residential subdivision with 526 lots for single detached dwellings, and 136 lots for townhouse dwellings.

This development application continues to raise detrimental and long-term issues for the community which include the following:

- the volume of the proposed homes has not been reduced, remains high and will result in heavier traffic congestion in the area
- increased traffic congestion makes travel frustrating and difficult for existing residents, and future residents
- both the open and forested parts of the subject lands are part of the Humber River valley; the subject lands are part of the watershed system, wild animal passageways, mature forest, and unique landscape
- the large-scale development (and construction process) will disrupt the existing ecological balance in the community; such disruption and destruction cannot be ameliorated by constructing artificial environments as proposed by the developer (for example, parks, or storm water areas); the existing functioning ecosystem cannot be restored to the same degree following construction of the

subdivision

- the development will disrupt and interfere with the established community that includes public schools, businesses, homes, and conservation zones

The development application would require the City of Vaughan to amend the Vaughan Official Plan and rezone existing lands. . However, the City is not required to accommodate and facilitate this large-scale development application and disrupt its existing community. I ask that City Council act to protect the unique nature of the subject lands and maintain the existing environment, zoning and landscape.

Thank you,

Caroline Vecchiarelli