

**Communication : C 69**  
**Committee of the Whole (1)**  
**November 30, 2021**  
**Agenda Item # 2**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Todd Coles](#); [Isabel Leung](#)  
**Cc:** [John Britto](#)  
**Subject:** FW: [External] Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007  
**Date:** Tuesday, November 30, 2021 9:00:21 AM

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**From:** Hatem Abu El-Neel [REDACTED]  
**Sent:** Monday, November 29, 2021 10:03 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** Haiqing Xu <[Haiqing.Xu@vaughan.ca](mailto:Haiqing.Xu@vaughan.ca)>; Nick Spensieri <[Nick.Spensieri@vaughan.ca](mailto:Nick.Spensieri@vaughan.ca)>  
**Subject:** [External] Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007

Hello,

The report in relation to the subject development (page 57 on the agenda) mentions;  
"Views from Clarence Street are anticipated to maintain the open space character that exists today, and the protection of the vegetation protection zones or buffers along the valley edge will mitigate environmental impacts from development and will minimize the visual presence of the proposed new residential"

The above paragraph, and please correct me if I'm wrong, shows that the current development proposal considers preserving the open space character as well as minimization of the visual impact of the new development on those who pass by Clarence street. Those passers by experience this occasional impact for few seconds to a maximum of few minutes. This sensible consideration is certainly welcomed.

In the mean time I would like to draw your attention to the fact that I, from my house which lies to the north of the Board to trade Golf Course, currently view a widely open space that starts only 10 meters away, which is the depth of my back yard, from my house. I experience this openness 24 hours a day, 365 days a year. This is one of the most important components of the environment I live within if not the most important component.

This development proposal deletes this important component entirely and I wonder if it's reasonable to ask those who work on the review of this development proposal to consider some measures to reduce the impact of this development on residents like myself?

Thanks,

Hatem ABOU EL NILE  
Kilmuir Gate, Vaughan