

COMMITTEE OF THE WHOLE (1) – NOVEMBER 30, 2021**COMMUNICATIONS**

<u>Distributed November 26, 2021</u>	<u>Item No.</u>
C1. Lisa and Bruno Oppedisano, Cairnburg Place, Woodbridge dated November 19, 2021	2
C2. Ms. Rose Giunta, Kilmuir Gate, Woodbridge dated November 18, 2021	2
C3. Paola Maria Stefania Crocetti and Francesco Giuseppe Apollinaro, dated November 18, 2021	2
C4. Ms. Anna Zamparo, dated November 18, 2021	2
C5. Dr. Donna Mahoney, Woodbridge dated November 18, 2021	2
C6. Ms. Nadia Lima dated November 18, 2021	2
C7. Ms. Daniela Costantini, Keep Vaughan Green dated November 18, 2021	2
C8. Sergio Villani, Cairnburg Place, Woodbridge dated November 18, 2021	2
C9. Istvan Toth dated November 19, 2021	2
C10. Fay Saber dated November 19, 2021	2
C11. Ms. Andrea C. Lutzeier, Toronto Law, on behalf of The Lutzeier Family dated November 19, 2021	2
C12. Frank and Rose Troina, Kilmuir Gate, Woodbridge dated November 19, 2021	2
C13. Anthony and Jenny Petta, Squire Graham Lane, Woodbridge dated November 19, 2021	2
C14. Ms. Marina Dykhtan dated November 19, 2021	2
C15. Got Hair Boutique dated November 19, 2021	2
C16. Ms. Tina Vogan dated November 19, 2021	2
C17. Diana & Ernie Cascone, Clarence Street, Woodbridge dated November 19, 2021	2

Disclaimer Respecting External Communications

Communications are posted on the City's website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City's website.

Please note there may be further Communications.

COMMITTEE OF THE WHOLE (1) – NOVEMBER 30, 2021**COMMUNICATIONS**

<u>Distributed November 26, 2021</u>	<u>Item No.</u>
C18. Ms. Eva Spanoyannis dated November 19, 2021	2
C19. George Spanoyannis dated November 19, 2021	2
C20. Corrado Balducci dated November 19, 2021	2
C21. George Moutsias dated November 19, 2021	2
C22. Olga and Sergey Nikulenکو dated November 21, 2021	2
C23. Joseph Choe dated November 21, 2021	2
C24. James & Gillian Downey dated November 20, 2021	2
C25. Mary and Ferdinando Torrieri dated November 20, 2021	2
C26. Umberto and Julia Ippoliti dated November 20, 2021	2
C27. Ms. Tracie Dykas dated November 19, 2021	2
C28. Tim Dykas dated November 19, 2021	2
C29. John Troina dated November 19, 2021	2
C30. Joe Wahba, Principal, Ontario Land Surveyor, R-PE Surveying Ltd., Chrislea Road, Woodbridge dated November 22, 2021	2
C31. Marco, Lucia, Emma, and Sara Pulciani dated November 23, 2021	2
C32. John Dickson dated November 22, 2021	2
C33. Martin Douglas dated November 22, 2021	2
C34. Sam & Cathy Scicchitano dated November 22, 2021	2
C35. Ms. Lella Conte, Director, Special Projects Branch, WSIB Ontario dated November 23, 2021	2
C36. Carrie Manley dated November 22, 2021	1
C37. Presentation material entitled “Highway 413 Transportation Corridor Route Planning and Preliminary Design Project – Federal Impact Assessment Process”	1

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COMMITTEE OF THE WHOLE (1) – NOVEMBER 30, 2021**COMMUNICATIONS**

<u>Distributed November 26, 2021</u>	<u>Item No.</u>
C38. Joe and Lynn Jordan, Wycliffe Avenue, Woodbridge dated November 19, 2021	2
C39. Ms. Daniela Costantini, Keep Vaughan Green dated November 23, 2021	2
C40. Ms. Caroline Vecchiarelli dated November 21 / 23, 2021	2
C41. Ms. Kathryn Angus, President, Kleinburg & Area Ratepayers' Association dated November 24, 2021	1
C42. Mr. Vincent Musaib-Ali dated November 25, 2021	2
C43. The Lutzeier Family dated November 25, 2021	2
C44. Paul & Alicia Talluri, Kilmuir Gate, Woodbridge dated November 25, 2021	2
<u>Distributed November 29, 2021</u>	
C45. Joe Wahba, Principal, Ontario Land Surveyor, R-PE Surveying Ltd., Chrislea Road, Woodbridge dated November 22, 2021	2
C46. Lorenzo Bonofiglio, Gate House Court, Woodbridge dated November 27, 2021	2
C47. Ms. Nadia Lima dated November 27, 2021	2
C48. Mary and Ferdinando Torrieri, Kulmuir Gate, Woodbridge dated November 28, 2021	2
C49. Giuseppe and Andrea Bonofiglio, Gate House Court, Woodbridge dated November 28, 2021	2
C50. Frank and Rose Troina, Kilmuir Gate, Woodbridge dated November 28, 2021	2
C51. Tina Guarino dated November 27, 2021	2
C52. Paul And Alicia Talluri, Kilmuir Gate, Woodbridge dated November 29, 2021	2
C53. Hatem Abu El-Neel, Kilmuir Gate, Woodbridge dated November 29, 2021	2
C54. John Massullo dated November 29, 2021	2

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Please note there may be further Communications.

COMMITTEE OF THE WHOLE (1) – NOVEMBER 30, 2021**COMMUNICATIONS****Distributed November 29, 2021**

- | | |
|--|---|
| C55. Ms. Caroline Vecchiarelli dated November 29, 2021 | 2 |
| C56. Ms. Irene Ford dated November 29, 2021 | 1 |

Distributed November 30, 2021

- | | |
|--|---|
| C57. Ms. Rosanna Rosa Gastaldo, Wycliffe Avenue, Woodbridge dated November 27, 2021 | 2 |
| C58. Adam Okhai, Wycliffe Avenue, Woodbridge dated November 29, 2021 | 2 |
| C59. Ms. Franca Stirpe dated November 29, 2021 | 2 |
| C60. Ms. Lisa Mannella, Waymar Heights Boulevard, Woodbridge dated November 29, 2021 | 2 |
| C61. Diana and Ernie Cascone, Clarence Street, Woodbridge dated November 29, 2021 | 2 |
| C62. Sara and Emma Pulciani, Kilmuir Gate, Woodbridge dated November 28, 2021 | 2 |
| C63. Giuseppe and Josie Ciaravella, Woodbridge Avenue, Woodbridge dated November 27, 2021 | 2 |
| C64. Umberto Ippoliti dated November 28, 2021 | 2 |
| C65. Ms. Penelope Castrodale, Woodbridge dated November 28, 2021 | 2 |
| C66. Marco and Lucia Pulciani and Family, Kilmuir Gate, Woodbridge dated November 27, 2021 | 2 |
| C67. Ms. Phyllis Petricca dated November 29, 2021 | 2 |
| C68. Josie and Gino Varone, Foreview Court, Woodbridge dated November 29, 2021 | 2 |
| C69. Hatem Abu El-Neel, Kilmuir Gate, Woodbridge dated November 29, 2021 | 2 |
| C70. Filippo Franco, Cromdale Ridge, Woodbridge dated November 29, 2021 | 2 |
| C71. Ms. Andrea Torrieri, Port Royal Avenue, Kleinburg dated November 27, 2021 | 2 |

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Please note there may be further Communications.

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: Reschedule - Clubhouse Developments meeting - Request
Date: Friday, November 19, 2021 8:16:06 AM
Importance: High

**Communication : C1
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**


lc


From: Di Prospero, Lisa <lisa.diprospero@sunnybrook.ca>
Sent: Friday, November 19, 2021 6:54 AM
To: Tony Carella <Tony.Carella@vaughan.ca>
Cc: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Reschedule - Clubhouse Developments meeting - Request
Importance: High

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.

Lisa and Bruno Oppedisano
 *Cairnburg Place*

Lisa Di Prospero, MRT(T) BSc MSc
Director, Practice-Based Research and Innovation
Director, Education Research Unit
Vice Chair, Research Ethics Board
Sunnybrook Health Sciences Centre, D403b | 416-480-6100 x89513 | lisa.diprospero@sunnybrook.ca
Practice Based Researcher, Sunnybrook Research Institute
Assistant Professor, Department of Radiation Oncology, University of Toronto
Associate Member, Institute of Medical Sciences, School of Graduate Studies, University of Toronto
 @LisaPBRI

Emeritus Editor-in-Chief, Journal of Medical Imaging and Radiation Sciences
www.jmirs.org | [Twitter](#) | JMIRSeditor-in-chief@camrt.ca
Medical Radiation Science Twitter Journal Club (#MedRadJClub): <https://medradclub.wordpress.com/>

Save the Date for the [7th Annual Clinical Impact through Innovation Expo](#)
Thursday, February 10 2022 | 8am – 12pm | Virtual



[Stay tuned for 2022 Date](#)

**Communication : C2
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Clubhouse development OP.19.014, Z.19.038 and 19T-19V007
Date: Friday, November 19, 2021 8:26:52 AM

lc

From: Rose Giunta [REDACTED]
Sent: Thursday, November 18, 2021 11:23 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: [External] Clubhouse development 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.

Please advise as I do not feel this is fair to have this meeting at a time when the residents can't be a part of it due to work obligations. Please advise.

Thank you
Rose Giunta
[REDACTED] Kilmuir gate
[REDACTED]

**Communication : C3
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 19, 2021 8:27:56 AM

lc

From: Paola Apollinaro [REDACTED]
Sent: Thursday, November 18, 2021 11:19 PM
To: Clerks@vaughan.ca; Tony Carella <Tony.Carella@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Cc: Mark Pulciani <keepvaughangreen@gmail.com>
Subject: [External] Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007'

Hello Mr. Clerk, Councillors Carella and lafrate,

I am writing to express disappointment that the upcoming committee of the whole meeting regarding 'Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007' is scheduled to take place in mid afternoon instead of evening.

Hello Mr Clerk, Councillors Carella and lafrate:

As this council is well aware, the community has been vocal and direct with opposing this application.

At the last meeting regarding this application and on numerous other occasions, Keep Vaughan Green and other concerned residents had requested that future meetings regarding this application be scheduled in the evening to allow for maximum resident participation.

This application remains a concern for residents and to date the [REDACTED] petition of residents opposing this development has 13,246 signatures and counting (growing daily).

At a minimum a request that this meeting be rescheduled in the evening and that ample notification be provided – as we were only notified 12 days in advance ought to be respected.

Councillors Carella and lafrate, your support in this matter would be greatly appreciated.

Community engagement is a fundamental pillar of the democratic process and ought to be nurtured and respected.

Paola Maria Stefania Crocetti

Francesco Giuseppe Apollinaro

This email and its attachments are confidential. Any unauthorized use or disclosure is prohibited. If you receive this email in error, please notify me by reply email and permanently delete the original without making any copies or disclosing its contents.

**Communication : C4
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Reschedule meeting so we can attend
Date: Friday, November 19, 2021 8:30:38 AM

lc

From: Anna Zamparo [REDACTED]
Sent: Thursday, November 18, 2021 10:47 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: [External] Reschedule meeting so we can attend

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.

Anna Zamparo

Please send an urgent email to Councillor Carella and cc. the clerks office, Councillor Iafrate and mayor Bevilacqua and BCC keep Vaughan Green:

tony.carella@vaughan.ca , and

cc: clerks@vaughan.ca , Marilyn.iafrate@vaughan.ca

and maurizio.bevilacqua@vaughan.ca

please bcc: keepvaughangreen@gmail.com

Below you find a template you can use to send to the above parties...

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.

**Communication : C5
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] URGENT: Board of Trade golf course
Date: Friday, November 19, 2021 8:30:48 AM

lc

From: Donna [REDACTED]
Sent: Thursday, November 18, 2021 10:09 PM
To: Tony Carella <Tony.Carella@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Cc: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] URGENT: Board of Trade golf course

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.

Concerned Citizen and Family Physician,

Dr Donna Mahoney, Woodbridge

"It's Another Beautiful Day"

**Communication : C6
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External]
_Committee_of_the_Whole_meeting_'Clubhouse_Developments_Inc._OP.19.014,_Z.19.038_and_19T-19V007'_
Date: Friday, November 19, 2021 8:31:04 AM

lc

From: Nadia De Santis [REDACTED]
Sent: Thursday, November 18, 2021 10:00 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: [External]
_Committee_of_the_Whole_meeting_'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.

Thank you
Nadia Lima

**Communication : C7
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007 Courtesy Notice
Date: Friday, November 19, 2021 8:31:32 AM
Attachments: [Courtesy Meeting Notice - November 30 2021 Committee of the Whole .pdf](#)

lc

From: Daniela Villani <keepvaughangreen@gmail.com>
Sent: Thursday, November 18, 2021 8:44 PM
To: Clerks@vaughan.ca; Tony Carella <Tony.Carella@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Cc: Paola Apollinaro [REDACTED]; Andre Willi <andre@strategicbenefits.ca>; Laura Federico [REDACTED]; Mark Pulciani [REDACTED]; John Troina [REDACTED]
Subject: [External] FW: Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007 Courtesy Notice

Hello Mr. Clerk, Councillors Carella and lafrate,

I am writing on behalf of Keep Vaughan Green and our local residents to express disappointment that the upcoming committee of the whole meeting regarding 'Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007' is scheduled to take place in mid afternoon instead of evening. At the last meeting regarding this application and on numerous other occasions, Keep Vaughan Green and other concerned residents had requested that future meetings regarding this application be scheduled in the evening to allow for maximum resident participation.

This application remains a concern for residents and to date the change.org petition of residents opposing this development has 13,246 signatures and counting (growing daily).

We request that this meeting be rescheduled in the evening and that ample notification be provided – as we were only notified 12 days in advance. Councillors Carella and lafrate, your support in this matter would be greatly appreciated.

Thank you,
Daniela Costantini
Keep Vaughan Green

Sent from [REDACTED] for Windows

From: DevelopmentPlanning@vaughan.ca
Sent: Thursday, November 18, 2021 4:48 PM
To: [Development Planning CSR Mailbox](#)
Cc: [Brandon Correia](#)

Subject: Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007 Courtesy Notice

Hello,

Please note the applications listed above will be considered at a virtual Committee of the Whole Meeting on:

**November 30, 2021
At 1:00 pm**

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. A live stream of the meeting is available at [Vaughan.ca/LiveCouncil](https://www.v Vaughan.ca/LiveCouncil)

To make an electronic deputation at the meeting please contact the Office at the City Clerk at clerks@vaughan.ca or 905-832-8504.

This courtesy meeting notice is being provided because you had asked to receive a copy of any notices for future meetings dealing with these applications. If you have any questions, please contact Brandon Correia, Manager of Special Projects by email at brandon.correia@vaughan.ca or at 905-832-8585, Extension 8227. A copy of the staff report will be available on the City's website at [www.vaughan.ca](http://www.v Vaughan.ca).

Respectfully,

Brandon Correia
Manager of Special Projects
Development Planning Department

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who supports or opposes these applications but is unable to attend the meeting, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until 12:00 p.m. on the last business day prior to the day of the scheduled meeting. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
clerks@vaughan.ca

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

Communication : C8
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: Nov. 30 council meeting at 1 pm
Date: Friday, November 19, 2021 8:32:18 AM

lc


From: Sergio Villani <svillani@yorku.ca>
Sent: Thursday, November 18, 2021 8:42 PM
To: Tony Carella <Tony.Carella@vaughan.ca>
Cc: Clerks@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Nov. 30 council meeting at 1 pm

Dear Tony,

Received today a “courtesy” notification about the above mentioned Council meeting. What is this meeting about? No explanation is provided; no agenda either; with a map that adds nothing to our understanding of the “new” proposal. And we are given this notice less than two weeks before the occurrence. Furthermore, it is scheduled for 1pm, at a time when most citizens are at work or guiding children because their school has been shut again. Our community remains solidly opposed to all aspects of the ever changing Clubhouse development. Bringing it up again at this time, on the eve of the Holidays, and with the pandemic still threatening our very existence, is no “courtesy”, but a damn shame.

Perhaps you can clarify for us the nature and scope of this meeting, so that we can articulate deputations. Better yet you can ask that the meeting be postponed to a time when citizens are able to participate. Thank you.

Sergio Villani

 Cairnburg Place
Woodbridge, Ontario L4L 3L5

**Communication : C9
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Keep Vaughan Green
Date: Friday, November 19, 2021 9:36:02 AM

Lc

From: Istvan Toth [REDACTED]
Sent: Friday, November 19, 2021 9:27 AM
To: Tony Carella <Tony.Carella@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>;
Clerks@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Keep Vaughan Green

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.

Regards

Istvan Toth

**Communication : C10
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Request For Date Change Related To The Country Club Golf Course
Date: Friday, November 19, 2021 9:36:10 AM

Lc

From: Farideh Saber [REDACTED]
Sent: Friday, November 19, 2021 9:04 AM
To: Tony Carella <Tony.Carella@vaughan.ca>
Cc: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Request For Date Change Related To The Country Club Golf Course

Councillor Carella and city Clerk,

I request 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.
regards

[REDACTED]
FAY SABER
REALTOR
<https://fay-saber.heritagerealtor.ca/>
Cell: [REDACTED]
Office: 905-883-8300
Fax: 905-883-8301

**Communication : C11
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Re: Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007 Courtesy Notice
Date: Friday, November 19, 2021 9:57:11 AM
Importance: High

lc

From: Andrea C. Lutzeier <alutzeier@torontolaw.net>
Sent: Friday, November 19, 2021 9:55 AM
To: DevelopmentPlanning@vaughan.ca; Tony Carella <Tony.Carella@vaughan.ca>
Cc: Development Planning CSR Mailbox <DevelopmentPlanning.CSR@vaughan.ca>; Brandon Correia <Brandon.Correia@vaughan.ca>; Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Re: Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007 Courtesy Notice
Importance: High

Dear Councillor Carella and City Clerk:

Thank you for providing 'courtesy' notice of the virtual Committee of the Whole meeting on Tuesday November 30, 2021 at 1:00 pm.

We 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 thousands of residents who have spoken out regarding this proposed development.

This proposed application has been going on for many years, and you have only provided the tax payers of Vaughan and residents who will be adversely affected by this proposed development with 7 business days notice.

We have on numerous occasions 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.

Kindly respect the voices of the community and not just the voices of the developers. Thank you for your consideration.

The Lutzeier Family

Thank you, stay safe and have a wonderful day!

Kind Regards,

ANDREA C. LUTZEIER, B.A. (Hons.), LL.B, LL.M. | Barrister, Solicitor, Notary Public
[4195 Dundas Street West, Suite 230, Etobicoke, Ontario M8X 1Y4](#)
T.: 416.233.5525 | F.: 416.233.5431 | Email: alutzeier@torontolaw.net | www.torontolaw.net

Office Hours: Monday through Friday, 9:00 a.m. to 5:00 p.m. (By Appointment)

*Professional legal services with personal attention! * The greatest compliment you can give is a referral.*

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On 2021-11-18 16:34, DevelopmentPlanning@vaughan.ca wrote:

Hello,

Please note the applications listed above will be considered at a virtual Committee of the Whole Meeting on:

November 30, 2021

At 1:00 pm

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. A live stream of the meeting is available at [Vaughan.ca/LiveCouncil](https://www.vaughan.ca/LiveCouncil)

To make an electronic deputation at the meeting please contact the Office at the City Clerk at clerks@vaughan.ca or 905-832-8504.

This courtesy meeting notice is being provided because you had asked to receive a copy of any notices for future meetings dealing with these applications. If you have any questions, please contact Brandon Correia, Manager of Special Projects by email at brandon.correia@vaughan.ca or at 905-832-8585, Extension 8227. A copy of the staff report will be available on the City's website at www.vaughan.ca.

Respectfully,

Brandon Correia

Manager of Special Projects

Development Planning Department

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who supports or opposes these applications but is unable to attend the meeting, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until 12:00 p.m. on the last business day prior to the day of the scheduled meeting. Written submissions can be mailed and/or emailed to:

City of Vaughan

Office of the City Clerk

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

clerks@vaughan.ca

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**Communication : C12
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Nov. 30 Committee of the Whole meeting 'Clubhouse Developments Inc.'
Date: Friday, November 19, 2021 10:43:55 AM
Attachments: [November 30 Committee of the Whole meeting 'Clubhouse Developments Inc..pdf](#)

From: Rose and Frank Troina [REDACTED]
Sent: Friday, November 19, 2021 10:12 AM
To: Tony Carella <Tony.Carella@vaughan.ca>
Cc: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Nov. 30 Committee of the Whole meeting 'Clubhouse Developments Inc.'

Please take the time and consider our request.

Thank you,
Frank and Rose Troina

Sent from [REDACTED] for Windows

November 19, 2021

Dear Councillor Carella and City Clerk,

Regarding Committee of the Whole meeting 'Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007'

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. It is shocking and unfair that the city has provided less than 14 days notice AND scheduled this in the middle of the day when most residents are at work and cannot provide a deputation. My family and I are unable to attend the proceedings in the daytime and would like to participate by giving a deputation and listening in on the proceedings live. Please give this request serious consideration.

Thank you for your attention to these matters.

Frank & Rose Troina

■ Kilmuir Gate

Woodbridge, Ont. L4L 3L9

**Communication : C13
Committee of the Whole (1)
November 30, 2021 Agenda
Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Request to reschedule meeting.
Date: Friday, November 19, 2021 1:07:02 PM

Lc

From: Jenny Petta [REDACTED]
Sent: Friday, November 19, 2021 9:13 AM
To: Tony Carella <Tony.Carella@vaughan.ca>
Cc: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Request to reschedule meeting.

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.

Thank you for taking these important concerns into consideration.

Sincerely,

Anthony and Jennifer Petta
[REDACTED] Squire Graham Lane
Woodbridge, ON
L4L7C6

**Communication : C14
Committee of the Whole (1)
November 30, 2021
Agenda item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: upcoming committee of the whole meeting- Say NO to the Development of The Country Club Golf Course (Board of Trade)
Date: Friday, November 19, 2021 1:07:12 PM

lc

From: Marina Dykhtan [REDACTED]
Sent: Friday, November 19, 2021 8:45 AM
To: Tony Carella <Tony.Carella@vaughan.ca>
Cc: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] upcoming committee of the whole meeting- Say NO to the Development of The Country Club Golf Course (Board of Trade)

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.

Regards,
Marina

Communication : C15
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Petition · Say NO to the Development of The Country Club Golf Course (Board of Trade) ·
Date: Friday, November 19, 2021 1:07:31 PM

lc

From: gothairboutique <gothairboutique@gmail.com>
Sent: Friday, November 19, 2021 12:07 AM
To: Clerks@vaughan.ca; Tony Carella <Tony.Carella@vaughan.ca>
Subject: [External] Petition · Say NO to the Development of The Country Club Golf Course (Board of Trade) ·

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.

**Communication : C16
Committee of the Whole (1)
November 30, 2021
Agenda Item #2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Clubhouse Development Upcoming Meeting
Date: Friday, November 19, 2021 1:07:49 PM

lc

From: Tina Vogan [REDACTED]
Sent: Thursday, November 18, 2021 10:07 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: [External] Clubhouse Development Upcoming Meeting

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 are unable to attend during the day and wish to participate and listen in on the proceedings live.

Sent from my iPhone

**Communication : C17
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: Clubhouse Developments Inc.
Date: Friday, November 19, 2021 2:06:29 PM

lc

From: Diana Battaglia [REDACTED]
Sent: Friday, November 19, 2021 1:51 PM
To: Tony Carella <Tony.Carella@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Clubhouse Developments Inc.

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 listen in on the proceedings live.

thank you.

Diana & Ernie Cascone
Clarence Street

Communication : C18
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Committee of the Whole Meeting - Clubhouse Developments Inc.
Date: Friday, November 19, 2021 3:05:36 PM

Lc

From: Eva Spanoyannis [REDACTED]
Sent: Friday, November 19, 2021 2:27 PM
To: Tony Carella <Tony.Carella@vaughan.ca>
Cc: Clerks@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] Committee of the Whole Meeting - Clubhouse Developments Inc.

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.

Kind regards,
Eva Spanoyannis

**Communication : C19
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Committee of the Whole meeting 'Clubhouse Developments Inc.
Date: Friday, November 19, 2021 3:05:44 PM

lc

From: Geo Span [REDACTED]
Sent: Friday, November 19, 2021 2:27 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: [External] Committee of the Whole meeting 'Clubhouse Developments Inc.

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.

Thank You

George Spanoyannis

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: Committee of the Whole
Date: Friday, November 19, 2021 4:11:46 PM

**Communication : C20
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Corrado Balducci [REDACTED]
Sent: Friday, November 19, 2021 4:09 PM
To: Tony Carella <Tony.Carella@vaughan.ca>; Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Committee of the Whole

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.

Thank-you,
Corrado

**Communication : C21
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Committee of the Whole Meeting- Clubhouse Developments Inc.
Date: Friday, November 19, 2021 4:12:17 PM

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

From: George Moutsias [REDACTED]
Sent: Friday, November 19, 2021 2:54 PM
To: Tony Carella <Tony.Carella@vaughan.ca>
Cc: Clerks@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>
Subject: [External] Committee of the Whole Meeting- Clubhouse Developments Inc.

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.

Regards,
George Moutsias

**Communication : C22
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] request to reschedule meeting
Date: Monday, November 22, 2021 9:41:41 AM

Lc

From: Olga Nikulenko [REDACTED]
Sent: Sunday, November 21, 2021 2:52 PM
To: Tony Carella <Tony.Carella@vaughan.ca>; Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] request to reschedule meeting

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.

Sincerely,

Olga and Sergey Nikulenko.

**Communication : C23
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: Clubhouse Developments
Date: Monday, November 22, 2021 9:44:58 AM

lc

From: Seong D Choe [REDACTED]
Sent: Sunday, November 21, 2021 8:47 AM
To: Clerks@vaughan.ca
Subject: [External] Clubhouse Developments

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.

Best regards
Joseph Choe

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: Board of Trade meeting scheduled Nov 18
Date: Monday, November 22, 2021 9:45:23 AM

**Communication : C24
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

lc

From: James D [REDACTED]
Sent: Saturday, November 20, 2021 3:37 PM
To: Clerks@vaughan.ca; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>
Subject: [External] FW: Board of Trade meeting scheduled Nov 18

Sent from [REDACTED] for Windows

From: [REDACTED]
Sent: November 20, 2021 3:32 PM
To: tony.carella@vaughan.ca; clerks@vaughan; Marilyn.Iafrate@v; [Bevilacqua, Maurizio](#)
Cc: [Keep Vaughan Green](#)
Subject: Board of Trade meeting scheduled Nov 18

As a concerned citizen and a resident that will be affected by this proposed development, as a member of KVG we would like this meeting rescheduled to a later date instead of the 2 week notice given.

James & Gillian Downey-
Sent from [REDACTED] for Windows

**Communication : C25
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: Monday, November 22, 2021 9:45:53 AM

lc

From: Ferdinando Torrieri [REDACTED]
Sent: Saturday, November 20, 2021 9:28 AM
To: Tony Carella <Tony.Carella@vaughan.ca>
Cc: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@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.

Thank you kindly,

Mary and Ferdinando Torrieri

**Communication : C26
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Committee of the Whole meeting: Clubhouse Developments Inc. OP.19.014, Z.19.038 & 19T-19V007
Date: Monday, November 22, 2021 9:46:06 AM

lc

From: julia.ippoliti julia.ippoliti [REDACTED]
Sent: Saturday, November 20, 2021 8:38 AM
To: Tony Carella <Tony.Carella@vaughan.ca>
Cc: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Committee of the Whole meeting: Clubhouse Developments Inc. OP.19.014, Z.19.038 & 19T-19V007

Attention:

Mayor Maurizio Bevilacqua

Councillor Tony Carella

Councillor Marilyn lafrate

Cerks Office

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.

Respectfully

Mr. Umberto Ippoliti

Mrs. Julia Ippoliti

**Communication : C27
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Development of The Country Club Golf Course (Board of Trade)
Date: Monday, November 22, 2021 9:46:16 AM

lc

From: Tracie Dykas [REDACTED]
Sent: Friday, November 19, 2021 10:47 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: [External] Development of The Country Club Golf Course (Board of Trade)

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.

**Communication : C28
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Development of The Country Club Golf Course (Board of Trade)
Date: Monday, November 22, 2021 9:46:26 AM

lc

From: Tim Dykas [REDACTED]
Sent: Friday, November 19, 2021 10:42 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: [External] Development of The Country Club Golf Course (Board of Trade)

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.

**Communication : C29
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: Monday, November 22, 2021 9:46:37 AM

Lc

From: John Troina [REDACTED]
Sent: Friday, November 19, 2021 6:01 PM
To: Tony Carella <Tony.Carella@vaughan.ca>
Cc: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Clerks@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.

John Troina

**Communication : C30
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: Monday, November 22, 2021 10:12:09 AM

lc

From: jwahba@r-pe.ca [REDACTED]
Sent: Monday, November 22, 2021 10:04 AM
To: Tony Carella <Tony.Carella@vaughan.ca>; Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@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

R-PE Surveying Ltd.
643 Chrislea Road, Suite 7, Woodbridge, Ontario, L4L 8A3
Phone: (416) 635-5000 Fax: (416) 635-5001
Phone: (905) 264-0881 Fax: (905) 264-2099
Website: r-pe.ca

The content of this email is the confidential property of R-PE Surveying Ltd. and should not be copied, modified, retransmitted, or used for any purpose except with the written authorization of R-PE Surveying Ltd. If you are not the intended recipient, please delete all copies and notify us immediately.

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**Communication : C31
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] COW Meeting
Date: Tuesday, November 23, 2021 9:15:17 AM

lc

From: Lucia & Mark Pulciani [REDACTED]
Sent: Tuesday, November 23, 2021 8:01 AM
To: Tony Carella <Tony.Carella@vaughan.ca>
Cc: Clerks@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] COW Meeting

Councillor Carella and City Clerk,

We are writing regarding the upcoming Committee of the Whole meeting for the 'Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007'. We are requesting that the meeting 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. We work and attend school during the day and wish to participate by giving a deputation and listening in on the proceedings live.

If our democratic process is to be fair for the people in which it represents, then these meetings MUST be held at a time when residents can attend!

Thank you for your consideration in this matter.

Regards,

Marco, Lucia, Emma, and Sara Pulciani

**Communication : C32
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Re-scheduling_meeting_Clubhouse_Developments_Inc._OP.19.014,_Z.19.038_and_19T-19V007'
Date: Tuesday, November 23, 2021 9:15:57 AM

lc

From: JOHN DICKSON [REDACTED]
Sent: Monday, November 22, 2021 2:11 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: [External] Re-scheduling_meeting_Clubhouse_Developments_Inc._OP.19.014,_Z.19.038_and_19T-19V007'

Attention: 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.

Thanks.

John

**Communication : C33
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Concerned resident- Upcoming meeting
Date: Tuesday, November 23, 2021 9:16:34 AM

Lc

From: Martin Douglas [REDACTED]
Sent: Monday, November 22, 2021 3:55 PM
To: Tony Carella <Tony.Carella@vaughan.ca>; Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Concerned resident- Upcoming meeting

Dear Councillor Carella and city Clerk,

I would like to request 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 my time and the hundreds of residents who have spoken out regarding this development.

I would like to listen to this meeting and can not do so during the day.

Thank you

**Communication : C34
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Date of committee meeting
Date: Tuesday, November 23, 2021 9:17:28 AM

lc

From: Cathy Scicchitano [REDACTED]
Sent: Monday, November 22, 2021 5:00 PM
To: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Date of committee meeting

Attention of Mr. Maurizio Bevilacqua,

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.



Thank you,
Sincerely,
Sam & Cathy Scicchitano

Sent from my iPhone

Communication: C 35
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: Re-scheduling meeting Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007'
Date: Tuesday, November 23, 2021 10:16:14 AM
Attachments: [image001.png](#)

lc

From: Lella Conte <Lella_Conte@wsib.on.ca>
Sent: Tuesday, November 23, 2021 9:52 AM
To: Tony Carella <Tony.Carella@vaughan.ca>
Cc: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Re-scheduling meeting Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007'

Attention: 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.

Thank You



Lella Conte
Director, Special Projects Branch
416-344-6725 | M [REDACTED]
1-800-387-0750 | TTY 1-800-387-0050

Please let me know if you need this message in an alternative format or accommodation to access this email or its attachments.

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**Communication : C 36
Committee of the Whole (1)
November 30, 2021
Agenda Item # 1**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Hwy 413
Date: Tuesday, November 23, 2021 9:29:15 AM

lc

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

From: Carrie Manley [REDACTED]
Sent: Monday, November 22, 2021 2:51 PM
To: Clerks@vaughan.ca
Subject: [External] Hwy 413

Hello

I am a resident of York Region and am not able to attend the December 9, 2021 meeting.

I am sending this email to voice my opinion. I am against the highway. As I understand it is going through valuable farm land and protected green space. This is truly a catastrophe. What I have heard on the news indicates extremely minimal travel time would be saved. I truly believe it is Premier Doug Ford's agenda to complete the highway so the lands surrounding the highway can be commercially and residentially developed. It is my belief he is pandering to developers more than taking valuable land to push through a highway. I hope politicians in York Region will take this matter seriously before allowing the construction of the highway. Is not anything scared and worth saving.

Thank you for your time and consideration in this matter. A concerned York Region resident.

Sent from my iPhone

Highway 413 Transportation Corridor Route Planning and Preliminary Design Project – Federal Impact Assessment Process

City of Vaughan Committee of the Whole

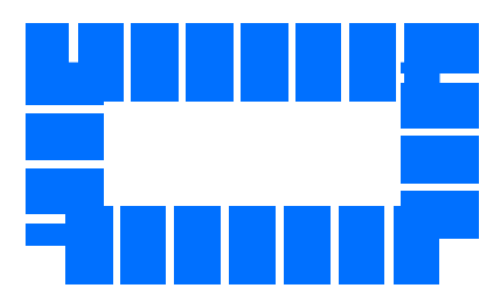
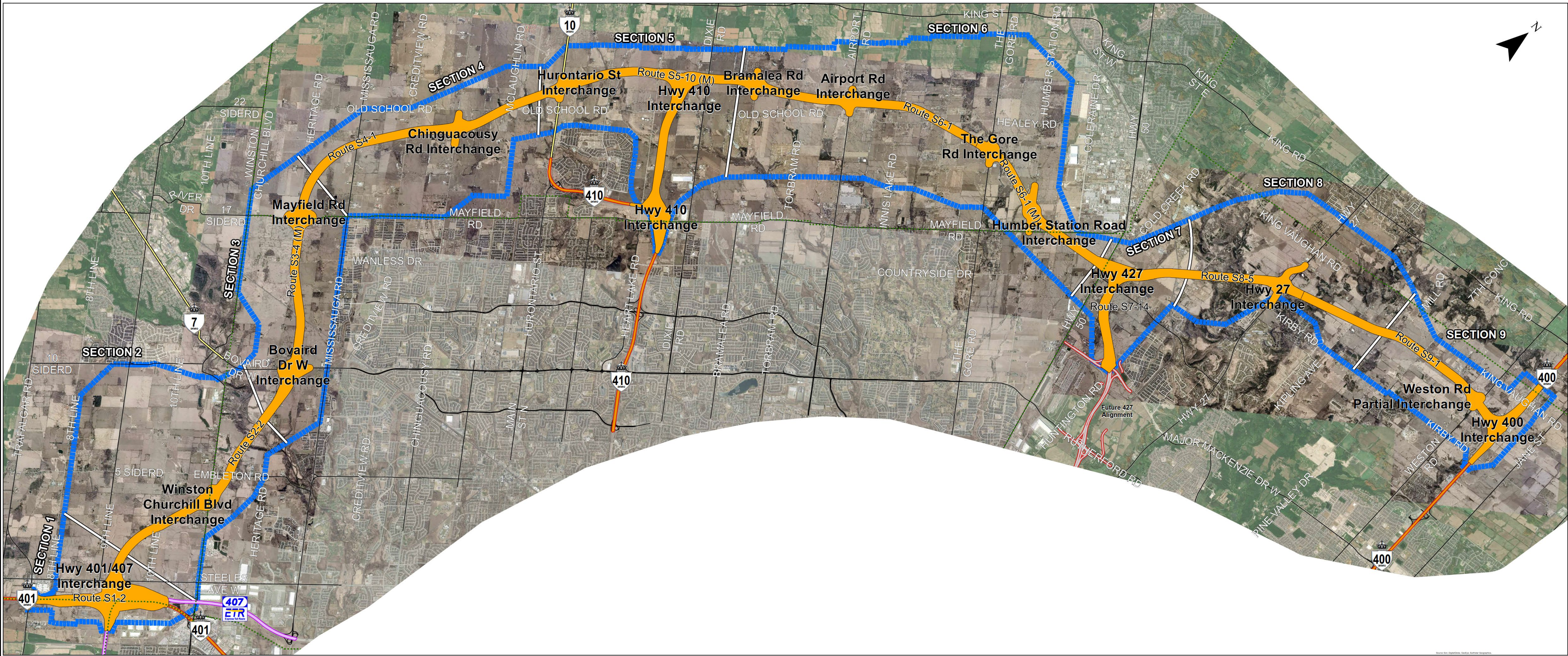
November 30, 2021

Agenda

- Overview of the Highway 413 Project.
- Federal Impact Assessment (IA) Process.
- Key issues raised by stakeholders and how we are addressing them.
- Technical studies added to meet Federal requirements.
- Next steps.



Preferred Route



Route Planning Study
Area



Preferred Route and
Interchange
Locations

The Federal Impact Assessment (IA) Process?

- On May 3, 2021, the Federal Minister of Environment and Climate Change designated the Highway 413 Project under the Federal IA Act.
- It is a planning and decision-making tool used to assess:
 - Positive and negative environmental, economic, health, and social effects of proposed projects.
 - Impacts to Indigenous peoples and communities and their Aboriginal and treaty rights.



SAR and the Federal IA Designation

- The Agency feels the Project may cause adverse direct or incidental effects on the habitat of 3 federally-listed species-at-risk (SAR) on non-federal lands.
 - Species were considered in the route evaluations in accordance with their provincial ESA status:

Species	Provincial ESA Status	Federal SARA Status	Observed In Study Area
Rapids Clubtail	Endangered	Endangered	Yes
Western chorus frog	Not At Risk	Threatened	Yes
Red-headed woodpecker	Special Concern, expected to be uplisted	Endangered	No

Legend: Endangered Species Act (ESA), Species at Risk Act (SARA)

- Additional analysis is required.



Ontario.ca

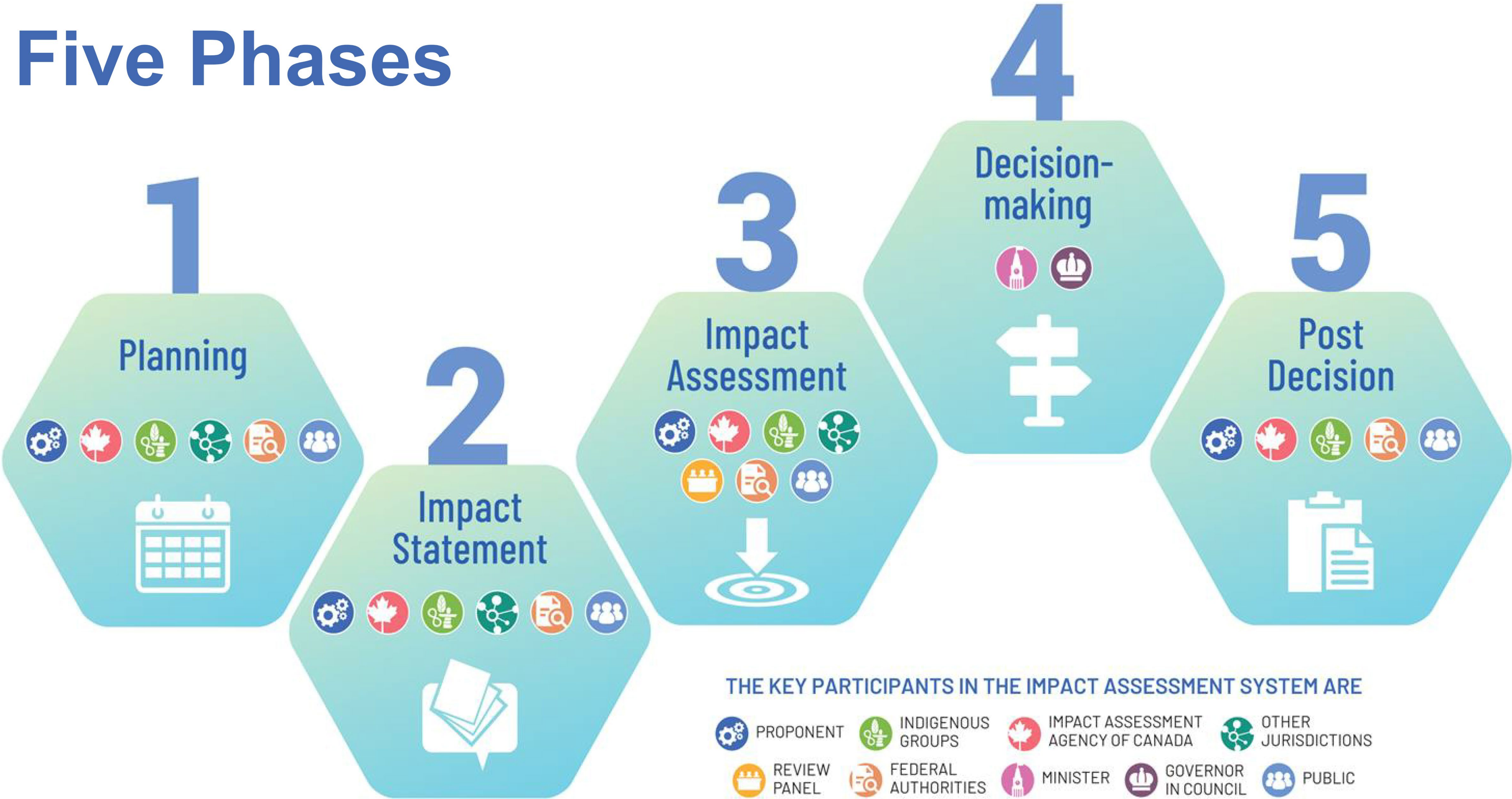


gbbr.ca



Ontario.ca

Five Phases



IMPACT ASSESSMENT AGENCY OF CANADA

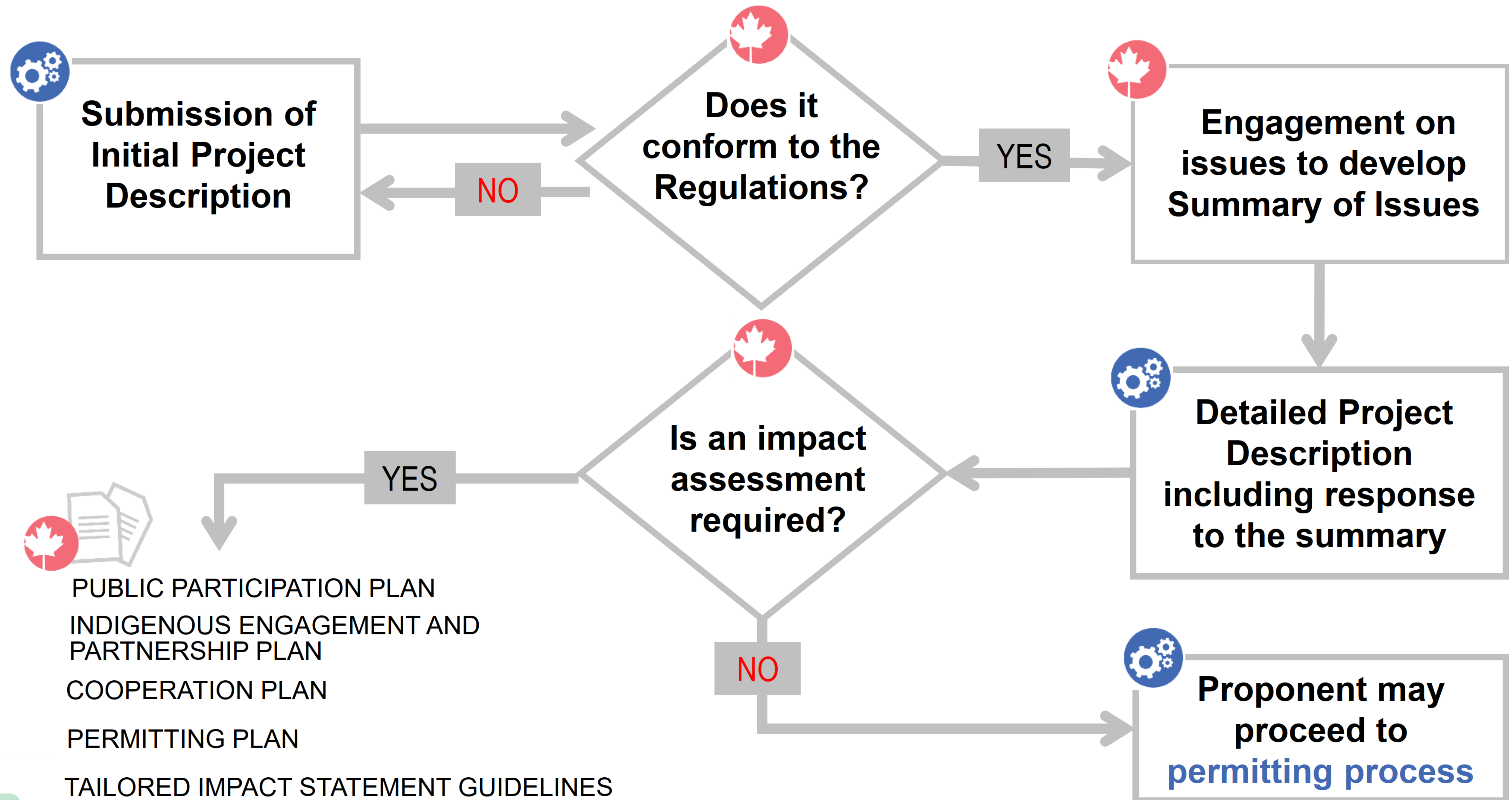
Phase 1: Planning



PROPONENT



AGENCY



IMPACT ASSESSMENT AGENCY OF CANADA

16

Natural Environment



Does not conform to the Greenbelt Plan.

Greenbelt Plan permits new corridors provided it serves the growth and economic development.



Concern about impacts to Greenbelt lands and loss of agricultural lands.

Use design principles from the *Guideline for Planning and Design of the GTA West Corridor Through the Greenbelt* where impacts are unavoidable.

Undertake an Agricultural Impact Assessment.



Potential effects on fish and fish habitat, wildlife and vegetation.

Fieldwork and consultation with agencies to understand how to avoid, mitigate or compensate for impacts.

Mitigation measures will be conditions of receiving permits.



Potential effects on Federally listed Species at Risk.

Meet the legislative requirements of *Endangered Species Act* and *Species At Risk Act*. Obtain permits or approvals during the detailed design stage. Conditions of approval may include mitigation, compensation, monitoring, consultation.



MTO should commit to a voluntary project review (VPR) process with the TRCA and CVC.

MTO will adopt the VPR process as a pilot project with both the Toronto and Region Conservation Authority (TRCA) and Credit Valley Conservation (CVC).



Concern about environmental costs of the project (i.e., ecosystem services).

The evaluation of the short-listed route alternatives included potential impacts to ecosystem services.

Looked at relative representation on the landscape and the cumulative value of services provided by that land cover type.

Socio-Economic Environment



Potential health and socio-economic impacts from the effects on greenspace and aesthetics, municipal infrastructure, and private property.

Community Value Plan will incorporate public input.

Use design principles from the Greenbelt Guideline where impacts are unavoidable.

Meeting with municipal staff to incorporate feedback in preliminary design.

Will meet with impacted landowners.



Potential impacts to human health from changes in air quality, climate change and noise.

Air quality Impact Assessment will analyze GHG emissions related to construction and operation.

Noise impact assessment will be undertaken according to MTO's Environmental Guide for Noise.

A Human Health Impact Scoping Report will inform the need for further study.



Potential impacts to human health from changes in drinking water/wells.

Impacts to groundwater resources and users are being evaluated through completion of hydro-geological studies and contamination and waste management studies. Approvals for groundwater taking will be verified.



Potential impacts to aesthetics and local recreation.

Community Value Plan will incorporate public input.

Considering connections to conservation authority managed trails and municipal trails at transit stations and where municipal roads cross the corridor.



The project only benefits developers.

Many developers have an interest in the project as they did their long-term planning and purchased land in the vicinity of a planned corridor. Developers have differing opinions and are being treated the same as all of our stakeholders.



Whitebelt lands should be preserved for near-urban farming and horticulture, water recharge, riparian habitat, recreation and development within existing municipal boundaries.

Whitebelt lands are important for future economic expansion and will be the location of future infrastructure (e.g. municipal and provincial transportation, residential, industrial, etc.) regardless of whether Highway 413 is built, subject to applicable permit and approval processes.

Cultural Heritage, Indigenous Communities, Consultation and Process



Potential impacts from loss of built heritage resources and cultural heritage landscapes.

Cultural Heritage Assessment will document existing conditions, and outline next steps for determining any potential effects to physical and cultural heritage.



Cumulative effects on the exercise of Section 35 rights of Indigenous peoples of Canada.

A cumulative effects assessment will document the changes to the environment, health, social and economic conditions as a result of the Project's residual effects from other past, present and reasonably foreseeable activities that overlap the study area.

Potential impacts on Aboriginal, treaty and asserted rights will focus on topics identified by Indigenous communities.



Insufficient Indigenous community engagement.

Develop community-specific consultation and engagement plans with Indigenous communities that express an interest in participating, and provide customized participant support, as needed.



Concern that the province is trying to fast-track the environmental assessment (EA) process.

MECP proposed a regulation to create a more efficient EA resulting in shorter timelines.

MTO would still gather information about environmental conditions, predict and mitigate impacts, consult, and document decision-making.

Provincial and Federal legislation and permitting still apply.



This Project is being conducted with next to no public consultation.

Consultation and engagement inform the decision-making process.

Consultation Plan for the Project provides unique and flexible approaches that can be tailored to the needs of Indigenous communities, government agencies and interested persons. The approach will continue to evolve.

Transportation



Request for a multiuse path beside the corridor.

ENERGY and IESO initiated the Northwest GTA Transmission Corridor Identification Study adjacent to Highway 413 and noted that a multiuse path could be evaluated in their study.



Potential effects to public safety from increased flood risk, and from roadside hazards.

Considering adaptations to infrastructure to account for extreme rain and flooding and increased ice accumulation. A Stormwater Management Plan is being developed with consideration for the TRCA 2015 Crossings Guideline for Valley and Stream Corridors.



The EA demonstrated opportunity rather than need, is not considering the Advisory Panel Report, and needs to consider alternatives to the corridor (e.g. 407ETR).

Stage 1 identified transportation problems; developed and evaluated alternatives (first optimization of the existing network, then transit/rail investments, then expansion to existing highways, only then new road infrastructure).

The 2017 Advisory Panel Report did not refute the need for the new transportation corridor; it provided recommendations and additional items to consider while undertaking the Individual EA.

407ETR as an alternative is not realistic if we want to reduce congestion and keep goods moving. By 2031, we would suffer from congestion even if we expand 407, subsidize tolls, build truck priority features.



Highway 413 is not needed if more people will be working from home in the future.

Even if more people work from home long-term, Highway 413 will still benefit goods movement in the province and it will provide a vital alternative to the existing 400-series corridor, allowing people and goods to continue to move in the event of a closure.

Transportation



Cause residential sprawl, more car dependency, and induced demand.

Multimodal transportation options are critical to the development of sustainable communities.

All transportation infrastructure may induce or change demand. People change mode choices, switch routes, adjust live-work locations or make 'new' trips because of a new facility. Most trips in the region are on roads, regardless of whether they are car, truck, bus/transit or cycling.



Additional transportation analysis must be conducted to understand the impacts on the existing and planned road network.

The traffic model is being updated and will identify traffic requirements to 2041 and look at operations on municipal roads on either side of an interchange.

Crossing roads will be interchanges, truncated, be overpasses / underpasses. Municipal staff are being consulted and MTO is including elements of active transportation along crossing roads.



Interest in the kind of materials that will be used to construct the highway.

MTO encourages the use of reclaimed materials within the limits imposed by engineering properties to ensure safety and durability. When new aggregate must be sourced, local sources are considered.



The project is not including the Bram West Parkway or Norval Bypass in the Preferred Route.

Highway 413 will not prevent the planning and construction of the Norval Bypass or Bram West Parkway. These municipal road systems can be implemented by municipalities in order to provide appropriate east-west connections.



Greenhouse Gas (GHG) Emissions

- An Air Quality Impact Assessment (AQIA) is part of the Provincial EA:
 - The AQIA predicts the cumulative concentration of various contaminants of concern due to the **operation** of the project.
 - Mitigation may be warranted if Provincial or Federal criteria and standards are exceeded.
- To align with the Federal IA Act requirements, the workplan will also include analysis of **construction** related GHG emissions.
- The development of a Human Health Impact Scoping Report will inform the need for further study.



Changes to Social, Economic and Health Conditions of Highway 413 Municipalities

- Social, economic, and health studies are being conducted for the 3 Regions (York, Peel, Halton) and 7 lower tier municipalities (Vaughan, King, Mississauga, Brampton, Caledon, Halton Hills, Milton).
- Anticipated changes are based off other studies that are similar in scope and nature, professional experience. We will be studying:

Potential changes to social infrastructure:

- Community infrastructure (roads, waste, police).
- Housing (demand, cost).
- Land use (green space, agriculture, recreation, tourism).
- Visual aesthetic (visual enjoyment).

Potential changes to economic infrastructure:

- Economic growth.
- Employment opportunities.
- Inflation.
- Travel and tourism.
- Real estate.

Potential changes to health and public safety:

- Air quality.
- Noise.
- Personal stress.
- Accidents and malfunctions.
- Community safety.

GBA+

- A systematic way to determine how all populations (Indigenous and non-Indigenous) may experience/receive the project.
- Includes all groups who may be vulnerable/at-risk in response to a significant change in their environment.

Cumulative Effects Assessment

The cumulative effects assessment will assess:

- Changes to the environment, health, social and economic conditions as a result of the Project's residual effects from other past, present and reasonably foreseeable physical activities that overlap with the study area.
- Potential impacts on Aboriginal and treaty rights.
- Mitigation measures to avoid or minimize potential adverse cumulative effects.



Next Steps

Late 2021 – 2022	<p>Public Information Centre anticipated in late 2021.</p> <p>Continue to meet with Indigenous Communities, municipal staff, and other stakeholders.</p> <p>Submit the Initial Project Description to the Impact Assessment Agency of Canada.</p>
2022	<p>Receive IAAC’s decision on whether a Federal Impact Assessment is required for the Highway 413 Project.</p>

*** Schedule is subject to change**

What issues have we not identified that are important to you?

Are there any socio-economic statistics or data that you feel has important implications to the Highway 413 Project?

Are you aware of any GBA+ service providers in your community?

Are there any studies that you think are missing?

What do you believe is most essential to focus on within these additional studies?



Communication : C38
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.19.038and 19t-19v007)
Date: Tuesday, November 23, 2021 6:53:03 PM

Not sure if this was sent to you
lc

From: Lynn & Joe Jordan [REDACTED]
Sent: Friday, November 19, 2021 10:57 AM
To: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Clerks@vaughan.ca; Brandon Correia <Brandon.Correia@vaughan.ca>
Subject: [External] Clubhouse Developments Inc. (OP.19.014, Z.19.038and 19t-19v007)

Attention Mr. Mayor, Councillors and City Clerks

Please be advised that we request that the date and time for the upcoming scheduled Committee of the Whole meeting of Nov. 30/2021 1 pm re the subject matter be rescheduled immediately to a date and time that is more respectful to the hundreds of concerned residents who have spoken out regarding this proposed development.

We have requested that these meetings take place in the evenings to allow the residents the time to participate and be informed.

We trust you will make this happen.

Respectfully

Joe and Lynn Jordan

Residents on Wycliffe Ave

Communication : C 39
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: Date and time of upcoming meeting re: Clubhouse developments Inc
Date: Wednesday, November 24, 2021 8:52:17 AM

Hi John,

Please see below.

SF

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



From: Daniela Villani <keepvaughangreen@gmail.com>
Sent: Tuesday, November 23, 2021 4:01 PM
To: Tony Carella <Tony.Carella@vaughan.ca>; Clerks@vaughan.ca
Cc: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Council@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Date and time of upcoming meeting re: Clubhouse developments Inc

Hello Councillor Carella, Mr. Clerk, Local and Regional Councilors and Mayor Bevilacqua,

As previously communicated, numerous residents are interested in giving a deputation live and listening in live to the proceedings and have kindly requested that the Committee of the whole re: Clubhouse developments Inc. (OP 19.014, Z.19.038, 19T-19V007) be rescheduled to an evening time.

To date we have not received a response to this request. Many residents have taken the time to request this via email.

This development application remains a concern for residents and over 13,500 residents have signed the petition opposing this development application (600 signatures in the last week alone) [REDACTED]

The purpose of participatory rights, such as public council meetings and COW meetings involving residents, are to ensure meaningful participation of involved parties. It is my hope that the city does not take this lightly. Interested parties deserve adequate time to prepare for and attend the meeting in person. The meeting date of Nov 30 1pm with less than 2 weeks notice provides little time to prepare for and limits residents' ability to participate in a way that is meaningful to them (in person).

I request a response no later than November 24, 2021 regarding this request. Interested

parties/residents have been BCC'd on this message.

Thank you,
Daniela Costantini
Keep Vaughan Green

Sent from [REDACTED] for Windows

**Communication : C 40
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Fwd: Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007
Date: Wednesday, November 24, 2021 10:28:05 AM

ITEM 2

SF

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



From: Caroline V [REDACTED]
Sent: Tuesday, November 23, 2021 5:52 PM
To: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Fwd: Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007

I am reforwarding the below after receiving a failed email delivery notice. Thank you.

----- Forwarded message -----

From: Caroline V [REDACTED]
Date: Sun, Nov 21, 2021 at 4:33 PM
Subject: Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007
To: Carella, Tony <tony.carella@vaughan.ca>, <Marilyn.iafrate@vaughan.ca>, <clerks@vaughan.ca>, <mauriziobevilacqua@vaughan.ca>

Dear Mayor Bevilacqua, Councillors, and City Clerk:

I received notification of the Committee of the Whole Meeting scheduled for November 30, 2021 at 1:00pm.

I am writing to request that the Committee of the Whole meeting 'Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007' please be rescheduled to a later date and time. I am requesting that it be rescheduled until after January 2, 2022 in order to ensure that the hundreds of affected residents who have voiced concerns regarding this development application have a meaningful opportunity to participate in the meeting and provide deputations. I am also requesting that the meeting be scheduled in the evening to allow residents who work during the day to participate. The purpose of participatory rights, such as public council meetings involving residents, are to ensure meaningful participation. In order to ensure that residents have meaningful participation and involvement in the

development application process, residents must have time to prepare for, and attend the meeting. However, because the meeting has been scheduled with limited notice for November 30 at 1:00pm, residents are limited in the ability to prepare for, and attend the meeting. Those residents who work during the day, including myself, may not be able to attend and participate at all, despite seeking to do so.

My family's home is directly affected by the planning application. Accordingly, I would like to be able to participate in, and attend the meeting given that the planning application raises long-term and detrimental impacts for my community.

Thank you,

Caroline Vecchiarelli

**Communication : C 41
Committee of the Whole (1)
November 30, 2021
Agenda Item # 1**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: Proposed GTA West Corridor - Hwy 4113
Date: Wednesday, November 24, 2021 10:43:13 AM

ITEM 1

SF

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



From: Kathryn Angus [REDACTED]
Sent: Wednesday, November 24, 2021 6:23 AM
To: Council@vaughan.ca; Judy Jeffers <Judy.Jeffers@vaughan.ca>; Clerks@vaughan.ca;
DevelopmentPlanning@vaughan.ca; Policyplanning <Policyplanning@vaughan.ca>
Cc: Gina Ciampa <Gina.Ciampa@vaughan.ca>
Subject: [External] Proposed GTA West Corridor - Hwy 4113

Good afternoon:

Writing on behalf of the KARA Board collectively, we represent the entire area being considered for this proposed highway in Vaughan and we have gone on record previously as not supporting this. On November 30, 2012, we understand that the GTA West Corridor Team has asked to make a presentation to Council. Please be mindful that the proposals of the GTA West Corridor Team do NOT meet current provincial standards and policy, that there are demonstrated equal or superior alternatives at less cost to the proposal of the GTA West Corridor Team.

KARA is therefore once again writing to you expressing its concern regarding an upcoming meeting regarding the Proposed GTA West Corridor. We would respectfully suggest that you take the time to at least read the Executive Summary from the report by the Ministry of Transportation GTA West Corridor Advisory Panel provided as a link below, as that will provide all the rationale for NOT supporting the Proposed GTA West Corridor, Hwy 423.

<https://web.archive.org/web/20190618160500/http://www.mto.gov.on.ca/english/publication/s/gta-west-report/index.shtml>

[Final Report GTA West Corridor Environmental Assessment](#)

web.archive.org

Final Report: GTA West Corridor Environmental Assessment

For quick reference I have written out the Options portion of the document below:

Options for the GTAW EA Process

Stage 1 of the GTAW EA recommended a suite of actions, including a new highway corridor, expansions and extensions of existing highways, transit system improvements, and TSM and TDM measures, to meet the travel demand forecast in the GTAW study area.

The Panel recommends that the GTAW EA be stopped and that the Ministry of Transportation lead the development of a single regional transportation plan for the Greater Golden Horseshoe.

These recommendations are supported by the results of the Panel's strategic assessment, whose key findings are summarized as follows:

- In 2008, when the GTAW EA began, the Ontario policy context required that the EA be consistent with and conform to (rather than simply have regard to) provincial policy. This represented a significant change compared to the policy context of the decade preceding the EA. The Panel finds that the GTAW Recommended Actions did not meet this test, particularly with respect to policies requiring the optimization of existing infrastructure, the protection of valuable lands, the prioritization of highways for goods movement, and the encouragement to increase transit use and shorten commute journeys in support of complete communities.
- The EA did not demonstrate that a new corridor which crosses protected lands (both prime agricultural lands and key natural heritage and hydrologic features) was the only option available to address the study area's future transportation needs.
- The Panel's assessment concluded that planned highway extensions and expansions will deliver benefits equivalent to the proposed new highway, but these actions were not independently assessed as alternatives in the EA.
- The Panel found that other alternative actions are capable of providing benefits equivalent to or greater than the recommended new corridor, including congestion pricing, priority truck lanes on Hwy 407 and growth management. While these actions are aligned with provincial policies, such as optimization and compact, complete communities, the Panel recognizes that they also raise a number of other policy issues that will need further investigation.
- The Panel has identified several overarching provincial policies that are better addressed

through system-wide actions rather than through individual project EAs.

The Panel also recommends against revising this EA. In our view, the problems with the EA's approach to policy, need, and alternatives are fundamental, and would require revisiting the first steps of the EA. Further, the current EA terms of reference are not aligned with provincial standards and policy, and thus do not provide an appropriate foundation on which to begin a new EA.

We are confident in your ability to serve the constituents of Vaughan and rejoice in the wisdom you demonstrated earlier when you voted to oppose the proposal. We respectfully recommend that you continue your previously stated opposition to the plan for the collective net benefit of your constituents.

Sincerely

Kathryn Angus, President

Kleinburg & Area Ratepayers' Association

Communication : C 42
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Clubhouse Developments Inc.
Date: Thursday, November 25, 2021 2:54:43 PM

JB

From: VINCENT Musaib-Ali [REDACTED]
Sent: Thursday, November 25, 2021 2:00 PM
To: Clerks@vaughan.ca
Subject: [External] Clubhouse Developments Inc.

Att: Mr.Brandon Correiea

Dear Mr. Correa,

I have lived in Vaughan since the 70's and watched the developments here. It has become a beautiful area to live in and all the services that has been provided.

Regarding the above developments with all the available lands in Vaughan it is unfortunate that the city plans to build countless houses here without the necessary infrastructure provided. As it is, it is quite an exercise to drive through Clarence trying to get to Hiway #7.

The population in Vaughan is quite elderly, they have paid their dues but still attempt to drive to doctors appointment etc.

Finance companies have to maximize their investments but the people should be equally considered.

I will be attending the meeting but I fear it will be an exercise simply for information.

Yours respectfully,

Vincent Musaib-Ali

[REDACTED]

**Communication : C43
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Re: Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007 Courtesy Notice
Date: Thursday, November 25, 2021 9:02:47 PM
Importance: High

lc

From: Andrea C. Lutzeier <alutzeier@torontolaw.net>
Sent: Thursday, November 25, 2021 3:03 PM
To: Tony Carella <Tony.Carella@vaughan.ca>
Cc: Development Planning CSR Mailbox <DevelopmentPlanning.CSR@vaughan.ca>; Brandon Correia <Brandon.Correia@vaughan.ca>; Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Subject: Re: [External] Re: Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007 Courtesy Notice
Importance: High

Dear Councillor Tony Carella:

Thank you for your reply.

While we appreciate and thank you for your effort to request an evening date of December 8, 2021, we are very concerned and disappointed as to your urgency of having the Committee of the Whole meeting scheduled before Christmas, when most residents want to focus their time and energy on being their for family.

It seems that you are not taking the voices and concerns of your constituents seriously.

This development application remains a great concern for residents of Vaughan and the GTA, with over 13,500 residents having signed the petition opposing this development application. [REDACTED]

The purpose of participatory rights, such as public council meetings and COW meetings involving residents, are to ensure meaningful participation of involved parties. It is our sincere hope that the City does not take this lightly. Interested parties deserve adequate time to prepare for and attend the meeting in-person. The meeting date of November 30, 2021 at 1:00pm with less than 2 weeks notice (and the new proposed date of December 8, 2021 in the evening) provides little time to prepare for and limits residents' ability to participate in a way that is meaningful to them (in-person).

On behalf of the Lutzeier Family, we request that the public meeting be postponed to at least Spring 2022 (or a time thereafter when in-person meetings can be heard) in order to give all members of the City of Vaughan the opportunity to properly prepare their depositions and be heard by all Council Members.

We look forward to your reply. Keep Vaughan Green has been BCC'd on this email.

Regards,

The Lutzeier Family

Thank you, stay safe and have a wonderful day!

Kind Regards,

ANDREA C. LUTZEIER, B.A. (Hons.), LL.B, LL.M. | Barrister, Solicitor, Notary Public
[4195 Dundas Street West, Suite 230, Etobicoke, Ontario M8X 1Y4](#)
T.: **416.233.5525** | F.: 416.233.5431 | Email: alutzeier@torontolaw.net | www.torontolaw.net

Office Hours: Monday through Friday, 9:00 a.m. to 5:00 p.m. (By Appointment)

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Please consider the environment before printing this email.

On 2021-11-25 14:37, Tony Carella wrote:

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

Telephone: (905) 832-8585 x8386

Fax: (905) 832-8538

To subscribe to my e-newsletter click [here](#)

City of Vaughan | Office of Councillor Tony Carella

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

www.vaughan.ca



From: Andrea C. Lutzeier <alutzeier@torontolaw.net>
Sent: Friday, November 19, 2021 9:55 AM
To: DevelopmentPlanning@vaughan.ca; Tony Carella <Tony.Carella@vaughan.ca>
Cc: Development Planning CSR Mailbox <DevelopmentPlanning.CSR@vaughan.ca>; Brandon Correia <Brandon.Correia@vaughan.ca>; Clerks@vaughan.ca; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Re: Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007 Courtesy Notice
Importance: High

Dear Councillor Carella and City Clerk:

Thank you for providing 'courtesy' notice of the virtual Committee of the Whole meeting on Tuesday November 30, 2021 at 1:00 pm.

We 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 thousands of residents who have spoken out regarding this proposed development.

This proposed application has been going on for many years, and you have only provided the tax payers of Vaughan and residents who will be adversely affected by this proposed development with 7 business days notice.

We have on numerous occasions 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.

Kindly respect the voices of the community and not just the voices of the developers. Thank you for your consideration.

The Lutzeier Family

Thank you, stay safe and have a wonderful day!

Kind Regards,

ANDREA C. LUTZEIER, B.A. (Hons.), LL.B, LL.M. | Barrister, Solicitor, Notary Public

[4195 Dundas Street West, Suite 230, Etobicoke, Ontario M8X 1Y4](#)

T.: **416.233.5525** | F.: 416.233.5431 | Email: alutzeier@torontolaw.net | www.torontolaw.net

Office Hours: Monday through Friday, 9:00 a.m. to 5:00 p.m. (By Appointment)

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Please consider the environment before printing this email.

On 2021-11-18 16:34, DevelopmentPlanning@vaughan.ca wrote:

Hello,

Please note the applications listed above will be considered at a virtual Committee of the Whole Meeting on:

November 30, 2021

At 1:00 pm

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. A live stream of the meeting is available at Vaughan.ca/LiveCouncil

To make an electronic deputation at the meeting please contact the Office at the City Clerk at clerks@vaughan.ca or 905-832-8504.

This courtesy meeting notice is being provided because you had asked to receive a copy of any notices for future meetings dealing with these applications. If you have any questions, please contact Brandon Correia, Manager of Special Projects by email at brandon.correia@vaughan.ca or at 905-832-8585, Extension 8227. A copy of the staff report will be available on the City's website at www.vaughan.ca.

Respectfully,

Brandon Correia

Manager of Special Projects

Development Planning Department

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who supports or opposes these applications but is unable to attend the meeting, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until 12:00 p.m. on the last business day prior to the day of the scheduled meeting. Written submissions can be mailed and/or emailed to:

City of Vaughan

Office of the City Clerk

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

clerks@vaughan.ca

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From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Comitee of the Whole Meeting November 30 2021
Date: Thursday, November 25, 2021 9:03:01 PM

From: Paul Talluri [REDACTED]
Sent: Thursday, November 25, 2021 8:42 PM
To: Tony Carella <Tony.Carella@vaughan.ca>
Cc: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; maurizio.bevilaqua <maurizio.bevilaqua@vaughan.ca>; Brandon Correia <Brandon.Correia@vaughan.ca>
Subject: [External] Comitee of the Whole Meeting November 30 2021

Dear Mr Carella,

It is with dismay that I read the letter from Brandon Correia with regards to the application of Clubhouse Developments Inc. The heading of the letter reads: "Courtesy Meeting Notice", the fact that this meeting is virtual and that only 12 days notice are given, sounds more like an insult and not a courtesy.

You and all members of council know of our opposition to this development, restricting the access to this proceedings goes against the principle of good governance and undermines the social democratic process that governs our society.

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.

Yours Truly

Paul & Alicia Talluri

[REDACTED] Kilmuir Gate

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

Phone: (905) 264-0881 Fax: (905) 264-2099
Website: r-pe.ca

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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

Telephone: (905) 832-8585 x8386

Fax: (905) 832-8538

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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

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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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.

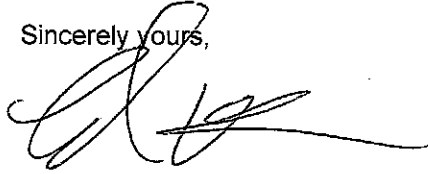
The current proposed plan introduces lots behind us that are designed perpendicular to our lot with a depth of 85 feet which is the current width of my property, so ultimately the proposed plan will completely block me from enjoying any green space that I am currently enjoying. Currently there is couple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











**Communication : C 46
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Re: Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007 Courtesy Notice
Date: Monday, November 29, 2021 8:42:54 AM
Attachments: [REDACTED]

For your action and/or reply.

Thank you,

Francesca Laratta, HonsBA, MAP Certified
Council/Committee Services Coordinator
905-832-8585, ext. 8628 | francesca.laratta@vaughan.ca

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



From: Lo Bono [REDACTED]
Sent: Saturday, November 27, 2021 4:18 PM
To: DevelopmentPlanning@vaughan.ca
Cc: Development Planning CSR Mailbox <DevelopmentPlanning.CSR@vaughan.ca>; Brandon Correia <Brandon.Correia@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Re: Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007 Courtesy Notice

Hello to all Departments,

I am writing this email today, to inform you that I am opposed to this proposed application as mentioned above. I have written previous emails, opposing this above proposed application through the years, as well.

My opposition to this above application, is in support of the whole surrounding community, which is opposed to this application. The City of Vaughan, must due it's due diligence and support the community with regards to this above application.

The City must recognize that the community does not want this application for many reasons: Traffic impact, lack of infrastructure to support the density, Disruption to Conservation lands, disruption to Ministry of Natural resource lands, disruption to current habitat lands, disruption to the flood plain lands, disruption to the heritage of these lands, etc..and most of these reasons are justified by the City of Vaughan, which uses these same arguments to oppose any other application simply on the merit of these investigations.

Having said all this, which reinforces my opposition to this application, there is no plan to even

preserve a fully functional 18 hole golf course facility. The Applicant, should at least show the community that they should respect what these lands have been for over 60 Years!!

The city of Vaughan should put a condition of approval on the Applicant, if even this application will ever be approved, to significantly reduce the density and put in a Plan for fully functioning 18 hole golf course.

Once again, thank you for your understanding and cooperation on this matter.

Regards,

Lorenzo Bonofiglio
■ Gate House Court
Woodbridge Ontario
L4L 9A2

On Nov 18, 2021, at 4:38 PM, "<DevelopmentPlanning@vaughan.ca>"
<DevelopmentPlanning@vaughan.ca> wrote:

Hello,

Please note the applications listed above will be considered at a virtual Committee of the Whole Meeting on:

**November 30, 2021
At 1:00 pm**

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. A live stream of the meeting is available at [Vaughan.ca/LiveCouncil](https://www.vaughan.ca/LiveCouncil)

To make an electronic deputation at the meeting please contact the Office at the City Clerk at clerks@vaughan.ca or 905-832-8504.

This courtesy meeting notice is being provided because you had asked to receive a copy of any notices for future meetings dealing with these applications. If you have any questions, please contact Brandon Correia, Manager of Special Projects by email at brandon.correia@vaughan.ca or at 905-832-8585, Extension 8227. A copy of the staff report will be available on the City's website at www.vaughan.ca.

Respectfully,

Brandon Correia

Manager of Special Projects
Development Planning Department

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who supports or opposes these applications but is unable to attend the meeting, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until 12:00 p.m. on the last business day prior to the day of the scheduled meeting. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk
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clerks@vaughan.ca

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<Courtesy Meeting Notice - November 30 2021 Committee of the Whole_.pdf>

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External]
Clubhouse_Developments_Inc._and_the_City_of_Vaughan"s_file_#s:_OP.19.014,_Z.19.038_and_19T-19V007____
Date: Monday, November 29, 2021 8:46:59 AM
Attachments: [REDACTED]

For your action and/or reply.

Thank you,

Francesca Laratta, HonsBA, MAP Certified
Council/Committee Services Coordinator
905-832-8585, ext. 8628 | francesca.laratta@vaughan.ca

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



From: Nadia De Santis [REDACTED]
Sent: Saturday, November 27, 2021 9:41 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External]
Clubhouse_Developments_Inc._and_the_City_of_Vaughan's_file_#s:_OP.19.014,_Z.19.038_and_19T-19V007____

NONE of the residents' concerns regarding this application have been addressed or heard.

1. There is **NO tree buffer** backing onto the existing mature neighbourhoods at the north or south of the development!
2. Traffic impacts are identified to be **significant and severe** and proposed amendments to intersections have not been confirmed to alleviate this additional traffic burden.
3. York Region Greenlands system is being cut back significantly as the golf course is part of York Region's Greenlands. This is **NOT** a minor modification to the greenlands system. The region's greenlands should be **PROTECTED**.
4. The volume of houses has not been reduced and will result in significant traffic burden.
5. The lot sizes do not conform with existing community and most homes will have 2-4 homes backing onto their lots.

6. **Although we suspect that some of the reports submitted by the developers may be flawed our request for peer reviews has been rejected.**

Nadia Lima

**Communication : C 48
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Development Inc. File #'s : OP.19.014, Z.19.038 and 19T-19V007
Date: Monday, November 29, 2021 8:48:29 AM
Attachments: [REDACTED]

For your action and/or reply.

Thank you,

Francesca Laratta, HonsBA, MAP Certified
Council/Committee Services Coordinator
905-832-8585, ext. 8628 | francesca.laratta@vaughan.ca

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



From: Ferdinando Torrieri [REDACTED]
Sent: Sunday, November 28, 2021 2:22 PM
To: Gino Rosati <Gino.Rosati@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>;
Clerks@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mayor and Members
of Council <MayorandMembersofCouncil@vaughan.ca>; Todd Coles <Todd.Coles@vaughan.ca>
Subject: [External] Development Inc. File #'s : OP.19.014, Z.19.038 and 19T-19V007

Dear Mayor Bevilacqua, Council Members, Vaughan Clerks and Todd Coles,

Please read the attached letter regarding Vaughan Council's meeting on November 30, 2021 as it relates to the Clubhouse Development Inc. (Development Inc. File #'s : OP.19.014, Z.19.038 and 19T-19V007)

We would like to be informed of any outcomes concerning this development from the meeting on November 30, 2021.

Thank you in advance,

Mary and Ferdinando Torrieri

Mary and Ferdinando Torrieri
■ Kilmuir Gate
Woodbridge, Ontario L4L 3L9

November 28, 2021

Vaughan Council and City of Vaughan Clerk

Re: Clubhouse Developments Inc.
File #'s: OP.19.014, Z.19.038 and 19T-19V007

Regarding the above noted application, **we are submitting our formal objection to this application and proposed development.**

From the last public meeting on this proposed development, it is our understanding that the developer was to coordinate with the planning department as well as the community group (Keep Vaughan Green). To date, this current plan has omitted concessions that the developer had previously made, for example, the tree buffer between the existing residential neighbourhood and the proposed new development.

Having examined the City of Vaughan staff report for this proposed development, the residents' concerns regarding this application have not been addressed or heard. The City of Vaughan staff report should be considered incomplete for the following reasons.

- Maintaining an existing tree buffer at the rear of the adjacent properties has not been included and would be of substantial value to those homeowners backing onto the subject lands and would be of interest to lessen the overall environmental impact. There is no tree buffer onto the existing mature neighbourhoods at the north or south of the proposed development. There is no consideration to ease the burden of impact for the existing residents.
- The staff report **does confirm** that there will be **severe and significant traffic issues** at pivotal City of Vaughan intersections.
- The staff report **does NOT advise if the proposed intersection/traffic mitigations** are adequate to support the development and the greater community, but it does advise that some of the **proposed intersection improvements are not feasible/attainable**. The staff report does not suggest alternatives.
- Assessment of several key intersections has been **omitted from the City's assessment**. They are the following:
 - 1- Clarence Ave. and Rutherford Rd.
 - 2- Clarence Ave. and Crofters Rd.
 - 3- Clarence Ave. and Thomson Creek Blvd.
- The transportation study (TIS) submitted by the applicant underestimated the additional quantity of single occupant vehicles this development would create for Vaughan's roadways. The staff report does not evaluate the quality of the TIS estimations.
- The staff report confirms the development is **located on Greenlands** as designated within the York Region Official Plan. York Region Greenland System is being cut back significantly as the golf

course is part of York Region's Greenlands. This is not a minor modification to the Greenlands system. **The region's Greenlands should be protected.**

- The volume of houses has not been reduced and will result in significant traffic burden as already stated.
- The lot sizes do not conform with the existing community and most existing homes will have 2-4 homes backing onto to their lots.
- Given all the above irregularities, peer reviews should have been done (not rejected) and should still be considered!
- This proposed development does not in any way alleviate any of the current infrastructure problems with respect to traffic and community public facilities.

We hope that our elected members and city staff represent what is best for the residents and not the developers. To properly address all the issues, it is imperative that our council members request further information to fully understand the impact of this development on the existing residential communities.

Sincerely,



Mary Torrieri



Ferdinando Torrieri

Communication : C 49
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Clubhouse Developments Inc. and the City of Vaughan's file #'s: OP.19.014, Z.19.038 and 19T-19V007
Date: Monday, November 29, 2021 8:49:55 AM
Attachments: [REDACTED]

For your action and/or reply.

Thank you,

Francesca Laratta, HonsBA, MAP Certified
Council/Committee Services Coordinator
905-832-8585, ext. 8628 | francesca.laratta@vaughan.ca

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



From: Andrea Urdaneta [REDACTED]
Sent: Sunday, November 28, 2021 4:08 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] Clubhouse Developments Inc. and the City of Vaughan's file #'s: OP.19.014, Z.19.038 and 19T-19V007

To Whom It May Concern,

I am writing this letter in regards to the Clubhouse Developments Inc. and the City of Vaughan's file #'s: OP.19.014, Z.19.038 and 19T-19V007.

My husband and I are outraged that Vaughan Planning has recommended the proposed development of the Woodbridge Country Club. As residents of Gate House Court, we would be directly affected by the loss of green space, the increase in traffic, and the overall ecological and environmental damage rendered by the development.

Our voices matter. Our voices count. Yet time and time again the Vaughan City Council has moved to ignore the concerns of citizens. We do not support the development and we wish for the Vaughan City Council to immediately reject any and all proposals.

Respectfully,
Giuseppe and Andrea Bonofiglio
[REDACTED] Gate House Court

**Communication : C 50
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Objection_to_Clubhouse_Developments_Inc._ (File_#’s:_OP.19.014,_Z.19.038_and_19T-19V007
Date: Monday, November 29, 2021 8:58:55 AM
Attachments: [Letter to Council.pdf](#)
[REDACTED]

For your action and/or reply.

Thank you,

Francesca Laratta, HonsBA, MAP Certified
Council/Committee Services Coordinator
905-832-8585, ext. 8628 | francesca.laratta@vaughan.ca

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



From: Rose and Frank Troina [REDACTED]
Sent: Sunday, November 28, 2021 10:03 PM
To: Clerks@vaughan.ca; Todd Coles <Todd.Coles@vaughan.ca>
Cc: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>
Subject: [External]
Objection_to_Clubhouse_Developments_Inc._ (File_#’s:_OP.19.014,_Z.19.038_and_19T-19V007

Hello,

Please find attached for your reference. **This is our formal objection to the application and proposed development** re: Clubhouse Developments Inc. File #’s: OP.19.014, Z.19.038 and 19T-19V007.

Frank & Rose Troina

Frank and Rose Troina
[REDACTED] Kilmuir Gate
Woodbridge, ON
L4L 3L9
[REDACTED]

November 28, 2021

Vaughan Council and City of Vaughan Clerk

Re: Clubhouse Developments Inc.
File #'s: OP.19.014, Z.19.038 and 19T-19V007

Regarding the above noted application, **we are submitting our formal objection to this application and proposed development.**

The development has not been thoroughly assessed. Council members should be requesting further detailed information to make an informed decision.

The City of Vaughan staff report for this development **should be considered incomplete** for the following reasons:

- None of the residents' concerns regarding this application have been addressed or heard.
- There is NO tree buffer backing onto the existing mature neighbourhoods at the north or south of the development! No considerations have been incorporated to ease the burden of impact for the existing residents. Maintaining existing tree buffer at the rear of the adjacent properties has not been included and would be of substantial value to those homeowners backing onto the subject lands and would be of interest to lessen the overall environmental impact.
- The report confirms that this development will create "significant" and "severe" traffic issues at key City of Vaughan intersections. Amendments to intersections have not been confirmed to alleviate this additional traffic burden.
- The report does NOT state if the proposed intersection/traffic mitigations are adequate to support the development and the greater community.
- The report advises some of the proposed intersection improvements are not feasible/attainable and does not suggest alternatives.
- Assessment of several key intersections have been omitted from the City's assessment. They are the following:
 - 1- Clarence Ave. and Rutherford Rd.
 - 2- Clarence Ave. and Crofters Rd.
 - 3- Clarence Ave. and Thomson Creek Blvd.
- The transportation study (TIS) submitted by the applicant underestimates the additional quantity of single occupant vehicles that this development would create for Vaughan's roadways. The staff report does not evaluate the quality of the TIS estimations.

- The staff report confirms the development is located on Greenlands as designated within the York Region Official Plan. Lands with this designation should not be developed. The golf course is part of York Region's Greenlands and should be protected.
- The staff report comments that section 2.1.7 of YROP permits minor changes to Greenland boundaries. The approximate distance of the proposed Greenlands boundary change have not been provided. We feel that the said changes to the boundaries should not be considered minor and does not warrant an amendment be made to the York Region Official Plan. If the changes are truly minor in nature, YROP section 2.1.9 is applicable. The staff report omits consideration of YROP 2.1.9 --prohibiting development on or within 120 meters proximity of Greenlands. The staff report did not evaluate the EIS with consideration for YROP 2.1.9.
- The volume of dwellings has not been reduced and will result in significant traffic burden. Moreover, the lot sizes do not conform with existing community and most homes will have 2-4 homes backing onto their lots.
- Overall, this development does not create a positive social ecology for itself or the broader community. The staff report does not effectively evaluate the following:
 - The existing recreational facilities for the City of Vaughan are already in high demand in the established communities and will not adequately serve the needs of residents of the new development.
 - The Report further confirms that the existing schools in the adjacent community are already at capacity for this community. Students of the proposed community will need to be schooled outside of the areas.

We would like to express our great disappointment that this council has refused to have this virtual Committee of the Whole meeting in the evening. It appears that this strategy of ramming down this mega development project in the middle of a pandemic is nothing short of a lack of transparency and a total disregard for the rights of the unsuspecting citizens of Vaughan. If the City of Vaughan claims that the health and well-being of its citizens is the top priority, why would you even consider allowing the Clubhouse Development Inc. to proceed to contaminate our land, air and water in this highly ecologically sensitive green space? We must protect our sacred green space and not tamper with the delicate ecosystems that exist in our environment. Any reasonable individual must recognize that a development project of this magnitude in the heart of an already existing community will most definitely cause an environmental disaster. Are you willing to put the health and the well being of the citizens of Vaughan at risk?

Due to the incomplete and absent information, it is imperative for council members to request further information. This will allow better understanding for the complete impact this development imposes on the community.

Regards,
Frank and Rose Troina

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Board of Trade Golf Course Development
Date: Monday, November 29, 2021 10:15:42 AM

lc

From: Shari Gouzvaris <Shari.Gouzvaris@vaughan.ca>
Sent: Monday, November 29, 2021 10:07 AM
To: Clerks@vaughan.ca
Subject: FW: [External] Board of Trade Golf Course Development

FYI

From: GUARINO [REDACTED]
Sent: November-27-21 10:37 PM
To: Council@vaughan.ca
Subject: [External] Board of Trade Golf Course Development

Vaughan City Council

I'm writing to express my concern with the Board of Trade Golf Course Development.

This application should not be approved for several reasons:

1. There is NO tree buffer backing onto the existing mature neighbourhoods at the north or south of the development!
2. Traffic impacts are identified to be significant and severe and proposed amendments to intersections have not been confirmed to alleviate this additional traffic burden.
3. York Region Greenlands system is being cut back significantly as the golf course is part of York Region's Greenlands. This is NOT a minor modification to the greenlands system. The region's greenlands should be PROTECTED.
4. The volume of houses has not been reduced and will result in significant traffic burden.

Thank you for your attention.

Sincerely,

Tina Guarino

L4H1X8

Sent from my iPhone

**Communication : C 52
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] COMMITTEE MEETING OF THE WHOLE NOV 30, 2021
Date: Monday, November 29, 2021 10:17:05 AM
Attachments: [Meeting of the Whole 11 30 2021.odt](#)

lc

From: Paul Talluri [REDACTED]
Sent: Monday, November 29, 2021 9:40 AM
To: Clerks@vaughan.ca
Subject: [External] COMMITTEE MEETING OF THE WHOLE NOV 30, 2021

City Clerk

Re: Clubhouse Developments Inc. City of Vaughan's file #'s: OP.19.014, Z.19.038 and 19T-19V007

Attached is our submission opposing the conclusion of the Staff Report with regards to the above files.

Regards

Paul And Alicia Talluri

November 30, 2021

SPECIAL COMMITTEE MEETING OF THE WHOLE

**RE CLUBHOUSE DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT FILE OP.19.014
ZONING BY-LAW AMENDMENT FILE Z.19.038 DRAFT PLAN OF SUBDIVISION FILE 19T-
19V007 VICINITY OF CLARENCE STREET AND ISLINGTON AVENUE**

Dear Major and Members of Council

As long time residents of Woodbridge we are writing to express our opposition regarding the City Staff recommendation to Council to approve this application. In particular, we are not only opposed to the conclusion of the Staff Report, but also to the disregard of the residents concerns that have been repeatedly brought to the attention of Council and Staff.

We understand that effort and time has been spent in the preparation of this report. However the lack of resolution of the citizen's concerns despite numerous communications, It appears that the City Planning Staff is simply "rubber stamping" the developer's application.

The following is a list of the main concerns that need to be addressed:

1. The number of houses in the proposed subdivision has not changed from previous submissions and is still too high. Approving this subdivision will have a significant impact on local traffic (particularly given the lack of transportation alternatives to personal vehicles) and increase urban sprawl.

The Staff report identifies that the traffic will have a significant and severe impact on the arterial roads surrounding the proposed development. We already have too many cars. A few lane realignments on Clarence Street, Woodbridge Avenue and Wycliffe Avenue will not solve the traffic problem. Our residents rely heavily on the car, the road infrastructure is insufficient today for current traffic, and more cars will aggravate the problem.

2. The lot sizes do not match the existing lots in the surrounding community to the north & south of the proposal. Some houses will back up onto 2 to 4 homes. This will create an imbalance when the massing of the new houses dwarfs the houses in the existing community. The lot sizes should mirror the neighbouring lots. A buffer tree zone should be provided at the back of the existing houses to the north & south of the proposal to further minimize the visual impact of massive new houses intruding on the back yards of existing homes.

4. Our request for a peer review of the developer's reports has been rejected. The City should endeavour to review the reports submitted by the developer. The Traffic Impact Study is good example of how some studies can be manipulated to focus away from the real traffic impact issue, suggesting instead some palliative solution like a mere lane realignment.

5. Giving barely 2 weeks notice to the residents of a meeting as consequential as this diminishes the residents the ability to participate. Moreover, holding the meeting at 1PM, when most people are at work, is not reasonable. We hope that the scheduling of this meeting was an oversight and not an expression of disregard for the residents trying to exercise their rights. To give all residents an opportunity to participate, we suggest that future meetings be held in the evening,

Yours Truly

Paul And Alicia Talluri

■ Kilmuir Gate, Woodbridge ON
L4L 3L9

Communication : C 53
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: Monday, November 29, 2021 10:17:47 AM

lc

From: Hatem Abu El-Neel [REDACTED]
Sent: Monday, November 29, 2021 9:35 AM
To: Clerks@vaughan.ca; Clement Messere <Clement.Messere@vaughan.ca>
Cc: Nick Spensieri <Nick.Spensieri@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>
Subject: [External] Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007

Good day,

In relation to this subject, the report from the city mentions that;

The staff report refers to the subject of the traffic as an issue of concern. To give an example, during my daily commute to work, my trip from my house at Kilmuir gate to the 400 south exit (which, for me, is the point at which I can say that I passed through the traffic that is directly related to the area where I live) is typically around 10 minutes according to google maps, in that regards I would like to address the city staff with this questions through the clerks office;

- Did you run any simulations to tell about what I should expect this trip will take after more than 1200 cars are introduced to the neighborhood. I would like to get an approximate answer from you in order for me to set my expectations?

Please advise clear answers to the above questions.

Thanks,

Hatem ABOU EL NILE
Kilmuir Gate, Vaughan

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] The Board of Trade Golf Course Development
Date: Monday, November 29, 2021 11:28:48 AM

lc

From: J Massullo [REDACTED]
Sent: Monday, November 29, 2021 11:28 AM
To: Clerks@vaughan.ca
Cc: Council@vaughan.ca
Subject: [External] The Board of Trade Golf Course Development

Reference: Clubhouse Developments Inc. and the City of Vaughan's file #'s:
OP.19.014, Z.19.038 and 19T-19V007

I am writing with concern to the November 30th 1pm Vaughan Council meeting to consider the planning staff's report on the Board of Trade Golf Course development plan. I am particularly concerned with the following issues which have yet to be addressed or heard by Council:

1. There is NO tree buffer backing onto the existing mature neighbourhoods at the north or south of the development!
2. Traffic impacts are identified to be significant and severe and proposed amendments to intersections have not been confirmed to alleviate this additional traffic burden.

[Aggressive driving in Vaughan out of control: resident, councillor \(yorkregion.com\)](#)

3. York Region Greenlands system is being cut back significantly as the golf course is part of York Region's Greenlands. This is NOT a minor modification to the greenlands system. The region's greenlands should be PROTECTED.
4. The volume of houses has not been reduced and will result in significant traffic burden.
5. The lot sizes do not conform with existing community and most homes will have 2-4 homes backing onto their lots.

6. Although we suspect that some of the reports submitted by the developers may be flawed our request for peer reviews has been rejected.

Please take appropriate steps to strongly consider and address the important issues raised by local residents in the affected areas.

Regards

John Massullo

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

lc

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

Communication : C 56 Committee of the Whole (1) November 30, 2021 Agenda Item # 1

From: Clerks@vaughan.ca
To: [John E. Ford](mailto:John.E.Ford@vaughan.ca)
Subject: W (Site visit) - 30 minutes time savings estimate - Highway 413
Date: Monday, November 29, 2021, 12:03:25 PM
Attachments: [jane001.png](#)

IC

From: Irene Zeppelin
Sent: Monday, November 29, 2021, 12:01 PM
To: Clerks@vaughan.ca
Cc: Council@vaughan.ca
Subject: [External] Fwd: 30 minutes time savings estimate - Highway 413

Please find attached recent correspondence opposing Highway 413 and expressing concerns regarding the current process and governance surrounding the GTA West Corridor.

This letter serves as my continued opposition on this project as a reminder to Council when receiving the update from the GTA West/MTO project team tomorrow.

Thank you
Irene Ford

Sent from my iPhone

Begin forwarded message:

From: IRENE FORD
Date: November 22, 2021 at 1:05:38 AM EST
To: ClerksPublic@markham.ca
Cc: Mayor Scarpitti <mayscarpitti@markham.ca>, Keith Irish - Markham Councilor <kirish@markham.ca>, Karen Rea - Markham Councilor <krea@markham.ca>, Regional Markham <beath@markham.ca>, Jim Jones - Markham Regional Councilor <jjones@markham.ca>, Deputy Mayor Don Hamilton - Markham <dhamilton@markham.ca>, joeli@markham.ca, rmcalpine@markham.ca, lee@markham.ca, kusman@markham.ca, acollucci@markham.ca, akeves@markham.ca, alan.ho@markham.ca
Subject: Fw: 30 minutes time savings estimate - Highway 413

Unfortunately, I have not had time to write a letter in time for the 5pm agenda deadline nor will I be able to delegate tomorrow in support of Councilor Jones'. I have included the below email chain as evidence of the fact that the GTA West Project Team and MTO remains unable to answer basic questions or substantiate their claims. This is highly concerning for a project of this magnitude and unacceptable. As Council listens to the presentation on the proposed GTA West Corridor/Highway 13 presentation tomorrow I ask that you consider the following.

- It is the MTO that is drawing out the Federal Impact Assessment/Environmental Assessment Process they have been waiting on or the project description from the MTO since last May.
- No new information has been released publicly regarding Highway 13. There is nothing new on their website.
- MTO staff have not publicly provided information that would substantiate the 30 minute time savings.
- It is highly concerning that Markham Council released this agenda item at the end of business day Friday for a meeting on Monday. At the May 3rd meeting you passed a motion to allow delegates to speak again should they wish. It is unreasonable and highly atypical not to have an agenda item that has such a high level of media and public interest.
- The only non-governmental presence at the Ontario PC Party press announcement early this month regarding Highway 13 was the Ontario trucking association and LUINA.
- Support for this highway diverts precious infrastructure dollars away from your existing communities or a project where nobody lives, what are the priorities for your communities?
- There is a study (see pg. 87) by the City of Vaughan that clearly shows that traffic congestion on surrounding local roads will worsen in Vaughan if the highway is built. This will result in more regional infrastructure dollars being required to improve roads to accommodate this increased congestion.

I would so ask Markham Council members to consider the City of Vaughan passed a motion on March 10, 2021 withdrawing support for this highway. At York Region Council Vaughan's Mayor and Regional Councilors spoke very little in support or opposition of Highway 13. It was the Mayor of Markham who became the spokesperson for Highway 13 on March 18, 2021. I was taken aback by his strong advocacy and wondered why he took this role upon himself and why that would be in the interests of the City of Markham?

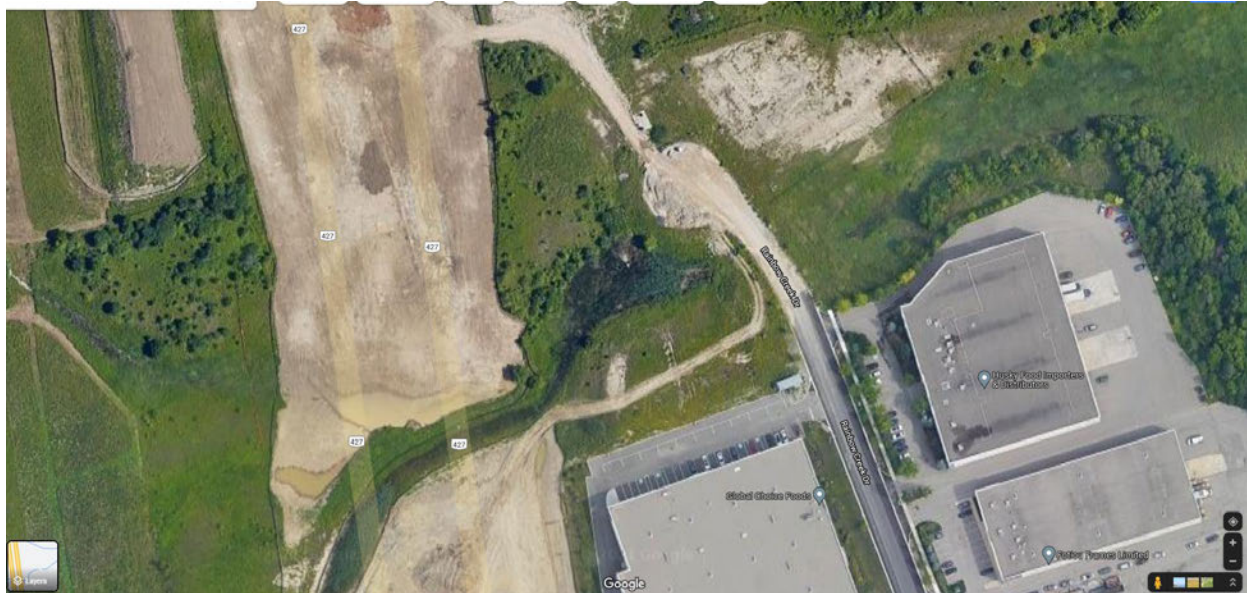
I remind Markham Council that the Toronto and Region Conservation Authority has no role or oversight of the Ministry of Transportation (MTO). The MTO is exempt from the Conservation Authority Act. The TRCA report below leaves me deeply concerned what changes to natural watercourses could occur during construction that would then facilitate development on lands that historically have not been suitable for development. For me this is a foretelling of the possible damage and iterations that could occur to the sensitive wetlands and waterways that Highway 413 will pass through (I approved). Essentially because the MTO did not install a culvert under the newly extended Highway 427 during construction the drainage has changed and the natural headwater features that were previously deemed worth protecting are no longer worth protecting. Surrounding development has so contributed to changes in flow. A permit has been approved permitting the lands to be filled with 65,000 tonnes of gravel so that the lands can be developed for employment/industrial uses. It is unclear to me if there is any consequence but there certainly seems to be a tremendous benefit for the land owner who is now proceeding with development. It appears the permit was passed without objection and that there is no concern about the changes in drainage that will result upstream or downstream even though there would appear to be no studies to fully understand potential downstream/upstream impacts from the destruction of the headwater feature and change in drainage pattern. I read this with disbelief because I truly believed that Ontario didn't just fill in rivers and valleys anymore.

[It's // - 4.ca.esc i.e. eef.gs.co./list ea - 7Doc - e.1d47926](#)

Below is a picture of the site during construction. I visited the site on Nov 5th and the below picture is what I observed. There is a paved road and sidewalk present as well as multiple piles of debris. It is unclear to me why the debris is there if the City of Vaughan is aware or if this is material that will be used as fill even though it clearly is not suitable for this purpose. It is certainly not clean nor is it gravel. I have not yet had time to follow up with the City of Vaughan and Vaughan Council to find out the status of the corresponding development application.

The local communities' concerns are real and valid and reflect the science, subject matter experts and best planning practices of today. Ignoring these concerns or pretending they don't exist or telling residents to have faith in the province is a disservice to the public and at worst willful blindness.

Thank you
Irene Ford
Vaughan York Region - Resident



presented at these public events there is no new information or reports publicly available only information from Phase 1 of the EA completed many years ago now.

The Ontario PC Party has started to reference highway 13 in recent commercials as well as vilify other parties who oppose the highway. It would seem the accuracy and assumptions surrounding the 30m estimate may be or possibly already are being used for political advertising. Therefore it is critically important for the public, media and politicians to be able to understand what information and assumptions the estimate is based upon.

I'd also like to point out that this is the only information that comes up under the news and updates tab on the GTA West project website and has been that way since perhaps March or April of this year.

Thank you,
Irene Ford
Vaughan, York Region Resident

[Timeline - GTA West](#)



Time Savings - GTA West

Communication : C 57
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Development of Board of Trade
Date: Monday, November 29, 2021 1:51:24 PM

lc

From: Rosanna Rosa Gastaldo [REDACTED] >
Sent: Saturday, November 27, 2021 1:54 PM
To: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Clement Messere <Clement.Messere@vaughan.ca>; Clerks@vaughan.ca; Linda Jackson <Linda.Jackson@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>
Subject: [External] Development of Board of Trade

Dear Senior Planner,

My name is Rosanna Rosa Gastaldo, the daughter of Pasquale and Giovanna Cammalleri who live at [REDACTED] Wycliffe Avenue, along side the proposed opening of the new road / emergency exit into the development of the Board of Trade Golf Course. Pasquale and Giovanna are the original owners of their home. Living there for over thirty seven years and have always maintained a pride of ownership. Their hard work and sacrifice to own the home of their dreams, is now being shattered not only by the proposed development, but mostly impacted by the proposed opening of the new road/ emergency exit! Pasquale and Giovanna are in their mid to late seventies and never imagined that their senior years would be impacted in such a disruptive manner! This stress has influenced their health through constant worry of the extra traffic, noise, dust and the affect to their reduced property value of their home. It is extremely absurd that such a big protect would not require an Interim By Law to be enforced! We would expect and hope that our community councillors would take the initiative to ensure these measures would be taken!!!

Another important issue that pertains to their situation is that their home is not designed as a corner lot. Today's corner lot homes are designed, with side and rear upgraded elevations to enhance the exposed sides of the home. This is obviously not going to be addressed on their home therefore this will also affect the property value of their home.

I am also offended and extremely disappointed that the Developer chose to assess the traffic on Wycliffe Avenue on a holiday from 11:00am to 3:00pm. This is absolutely crazy! They need to conduct their tests during times of rush hour between 8:00am to 11:00am and 4:00pm to 6:00pm on a weekday between the months of September to June when the traffic is at its greatest! I trust that your expertise can a make a difference in helping to maintain Wycliffe Avenue as it is today and not approve the opening of the proposed road!

Sincerely,

Rosanna Rosa Gastaldo

Sent from my iPhone

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Board of Trade Golf Course Development
Date: Monday, November 29, 2021 1:53:04 PM

lc

From: [REDACTED]
Sent: Monday, November 29, 2021 11:44 AM
To: Council@vaughan.ca; Clerks@vaughan.ca
Cc: sabrina.houston@adamology.com; ceo@adamology.com
Subject: [External] Board of Trade Golf Course Development

We are dismayed to see the city's cryptic message on the above:

1. Only short notice is given to residents most affected about meetings on the Board of Trade Golf Course Development. You seem to do the absolute minimum that you can get away with in order to fast-track approval for the developer, all at high cost to residents affected.
2. From notices and news alerts, it appears that council has already decided to approve the development; that the December 10 session is a mere formality. Is it?
3. Many residents, including the undersigned, paid very hefty premiums to buy homes that back on to the golf course. Two realtors with decades of experience in the neighborhood have advised that homes on Wycliffe Ave. demanded premiums ranging from \$100,000 to \$140,000 for homes that enjoy the peace, quiet and view of the golf course. Most of us moved from high density areas, paid up to live in a green area. The premium mentioned above varied on factors such as lot size. Will the city offer compensation for the very real loss that will be suffered by residents affected? If not, is the city prepared for legal actions, including class actions, against the city for the significant loss in home values?
4. At some meetings, issues discussed included a tree-lined border — a tree buffer— that would back onto the existing mature neighborhoods at the north or south of the development. The city *will* be sued for loss that affected residents will undoubtedly incur.
5. There were supposed to be *independent* traffic studies on the impacts the *much* higher density would cause. These were identified at various meetings to be significant and severe. The proposed amendments to intersections have still not been confirmed. It is clear the city has no plans, no idea, on how to alleviate the significantly higher traffic burden. Not only has the previously proposed density *not* been reduced, it appears that plans proposed have even higher density. You now add to already brutal injuries to residents.
6. The lot sizes proposed are wholly inconsistent with existing homes in the community. Many if not most homes will have 2 to 4 homes backing onto their lots— significant reduction in value of affected homes.

With reference to the virtual meeting proposed, council has selected a time when almost everyone is at work. Is this intentional? Please ensure the undersigned names are entered for the virtual meeting.

Adam Okhai

████ Wycliffe Ave., L4L3N7

Adam Okhai

Founder & CEO Adamology LLC

adamology.com

Private Cell # █████

Business mail: ceo@adamology.com

Personal email: adam.okhai@gmail.com

There are several undisclosed recipients

:ao:

Communication : C 59
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External]
Clubhouse_Developments_Inc._and_the_City_of_Vaughan's_file_#s:_OP.19.014,_Z.19.038_and_19T-19V007
Date: Monday, November 29, 2021 1:52:13 PM

lc

From: FRANCA STIRPE [REDACTED]
Sent: Monday, November 29, 2021 12:20 PM
To: Clerks@vaughan.ca
Subject: [External]
Clubhouse_Developments_Inc._and_the_City_of_Vaughan's_file_#s:_OP.19.014,_Z.19.038_and_19T-19V007

Good day. - **Kindly forward a copy of this email to the Mayor and all Vaughan Council Members.**

We hereby request that you consider the following concerns (just to name a few), when making your decision on Staff's recommendation to approve the above development - Council Meeting November 30th, 2021 (decision on December 10/21):

- Tree buffers backing onto the existing mature neighbourhoods to the north and south of the proposed development have not been dealt with;
- The Region's greenlands must be protected;
- Lot sizes do not conform with the existing community;
- Your rejection of the request for peer reviews of the studies is damaging and unjust;
- The number of units in the proposed development will result in severe traffic impact.

Please give this matter the attention it deserves and NOT APPROVE THIS DEVELOPMENT.

Sincerely,

Franca Stirpe
on my own and my neighbours' behalf

**Communication : C60
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Clubhouse Developments Inc. files OP.19.014, Z.19.038 and 19T-19V007
Date: Monday, November 29, 2021 1:53:26 PM

lc

From: Lisa Mannella [REDACTED]
Sent: Monday, November 29, 2021 11:12 AM
To: Clerks@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; council@vaughan.ca
Subject: [External] Clubhouse Developments Inc. files OP.19.014, Z.19.038 and 19T-19V007

November 29, 2021

My name is Lisa Mannella, I am a resident of Vaughan residing at [REDACTED] Waymar Heights Blvd. This letter is to again formally object to the application submitted by Clubhouse Developments Inc: file # OP.19.014, z.19.038 and 19T-19V007. In reading the recent staff report created by the Development Planning Department it is with great disappointment to see that none of the concerns of the citizens were considered and that all requests and amendments of the developer were deemed conforming to the policies of the Vaughan Official Plan 2010.

The amendments to the VOP 2010 requested are large in scale and there are many that are needed to approve this large infill development and there is not one concern or question that has arose in the plans according to the City of Vaughan and I do find that quite concerning. If I am reading this correctly the new By-law enacted 1-2021 will allow further future changes and allowances to the developer 2 years after approval. I would please like clarification as to whether that means that the developer will be able to change building heights, the type of dwellings built, yard set-backs etc., lot sizes without any notice to the surrounding residents and citizens of Vaughan?

Also, on page 48 of the 66 page report it reads “Protect the stable residential neighbourhoods west of Islington Avenue. Preserve their unique built form character: housing with a mature wooded context, spacious front and side-yards, connections to the valley and golf course via the trail system, a coherent mix of architectural styles and house forms”. Then it goes on to state that “the development ensures the protection and preservation of the built form character”. Please are you able to explain that to me, as I am quite certain that the houses being built by Clubhouse Developments will be very similar in design as do all new subdivisions. As well, how is it possible to ensure a mature wooded context when all of the trees will be cut in the south neighbourhood in order to build the 112 proposed houses, and on top of that no tree buffer has been allotted in the south neighbourhood on the side where the houses will be abutting the existing neighbourhood. Having a buffer on the new portion of the development may satisfy the ideas outlined in the VOP for the new development but it does not satisfy the existing residents. Also, spacious front and side-yards may be a little difficult to achieve on 12 to 13.7 M lot frontages. As well, connection to the golf course will be impossible and unachievable as the golf course is being eliminated.

I am voicing my concern to the scale of this development and how it is being approached. The VOP 2010 continuously states that new development must reinforce existing scale, height, massing, lot pattern, building type, orientation, character, form and planned function of the immediate area. I do understand that technically an RD3 designation does fit the criteria in theory, however, it is unfair to say that fitting these sizes of lots and types of homes into a neighbourhood that is designated R1V is at all compatible with the existing neighbourhood and meets any of the criteria except to simply say that you are building houses beside houses. Therefore, I ask that the size of the lots in the South Neighbourhood, not be approved to the proposed size, they are simply not fitting and buffer requirements should be added to the proposal as well.

This is my deputation from March 2020:

“My husband, son and I reside at [REDACTED] Waymar Heights Blvd. There are many reasons for my objection. I have lived in Woodbridge all my life and for 23 of

the 40 years I have lived on Waymar Heights Blvd. Waymar Heights Blvd is a unique street and in my biased opinion this area is the most beautiful area in Woodbridge. I however am not the only one to agree with the fact that it is truly unique. The designation of Waymar Heights Blvd as R1V (Old Village Residential) proves that you as the Members of Council agree as well that it is truly unique, inclusive of Davidson Drive and Gamble Street. By-Law 1-88 where 6 of the present members of Council were part of that decision is proof of that.

"Lands designated Low Density Residential adjacent to the Board of Trade Golf and Country Club shall be developed for single family residential only and lots abutting the golf course shall be a minimum of 930m² (10000 square feet) in area."

The lots on Waymar Heights Blvd are distinguished by plan 4134 and designated R1V with a minimum lot frontage of 30m (100 ft frontage), therefore making them unique.

There have been applications rejected to sever lots on Waymar Heights Blvd due to the sizing of the lots requested. In 2008 an application was submitted to the City (Files OP.07.007 and Z.07.043) to sever two existing lots at the corner of Waymar Heights Blvd and Gamble Street, abutting the Board of Trade Golf Course. The request was to sever # 146 and #160 Waymar Heights Blvd into five residential lots for the purpose of building 5 single family dwellings with lot frontages of 18.28m., 60ft lots. This application was not approved in order to maintain the large lot character of this distinct area. The two lots were later severed to three lots but kept in the parameters and adhered to R1V lot distinction. These actions by Vaughan Council prove that this older established area is unique and deserves to be preserved and I ask that you continue to foster your previous decisions and do the same in dealing with this proposed application. It is simply not right that in the planned south neighborhood 40ft lots be proposed or developed backing on lots preserved by the R1V (Old Village Residential) zoning. This established area characterized by larger lot sizes has been recognized as unique and any future development should protect the integrity of the area and maintain the overall character and the existing lot sizes. I believe that the rules, rules made by our elected

Vaughan Council shall be enforced to all and abided by all. The current residents living on and building homes on Waymar Heights Blvd have adhered to the lot distinction and therefore it should be enforced to all. So tonight, I simply ask you to stick to your current beliefs and enforce your By-laws and enforce your Official Plan. “

I travel everyday to drop my child off to school and it is a very short distance away, however every year it gets more and more difficult to get there with the many cars on the road. I do see that staff have some concern with the traffic in the immediate area of the development and it is good that it has finally been acknowledged as an issue. However, I feel that the solutions to combat traffic brought forth by the developer are simply not enough. Adding a turning lane to Clarence and to Wycliffe is not going to solve the problem of the new 1300 vehicles that will be trying to exit and enter every day. It is already difficult to travel in these areas with the current amount of traffic. This is not something that can be thought of after the approval. The existing streets do not even have the ability for expansion and I do believe creating gridlock in downtown Woodbridge (Woodbridge Avenue, Clarence, Islington and Wycliffe) will have long-term negative effects on our community. The bike trails and walking systems will not help any of this. This is a major issue and no approvals should be made without thorough consideration to this.

Your constituents, the citizens of Vaughan have been fighting this proposed development for years. We have attended protests, submitted letters, written deputations, made phone calls, put in many hours of research, attended meetings both in person and virtually and we have even created groups to keep up this fight. In March of 2020 you had the greatest number of citizens ever opposing a single proposal attend a Committee of the Whole meeting that lasted until past midnight. No one gave up, we waited to have our say. Today we continue to fight, oppose and voice our concerns meaning this is truly important to the citizens of Vaughan. We will continue to disapprove in hopes that our concerns will be heard and that our requests be considered before it is too late and the decisions made will affect our community negatively and for future generations.

Thank you

Lisa Mannella

Communication : C 61
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: Clubhouse Developments Inc. and City of Vaughan's File #'s OP.19.014, Z.19.038 and 19T-19V007
Date: Monday, November 29, 2021 1:53:37 PM

Lc

From: Diana Battaglia [REDACTED]
Sent: Monday, November 29, 2021 11:02 AM
To: Clerks@vaughan.ca
Cc: Council@vaughan.ca
Subject: [External] Clubhouse Developments Inc. and City of Vaughan's File #'s OP.19.014, Z.19.038 and 19T-19V007

We are so very concerned for the amount of traffic that will be impacting our neighbourhood. Clarence Street has already become a thoroughfare, we just cannot imagine what will happen when the proposed volume of homes are added to this community. As already mentioned, York Region Greenlands system will be impacted, no tree buffer backing onto the existing mature neighbourhoods on the north & south of the development. We purchased this property because of the golf course behind us and the privacy that was afforded and we paid a premium for that. In the original plan there were to be large lots behind us and now that has all changed as well. We just do not understand the logic to all of this and feel like we are being sold out.

Diana and Ernie Cascone
Clarence Street

**Communication : C 62
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: Monday, November 29, 2021 1:53:59 PM
Attachments: [Board of Trade Development November 2021 E & S.pdf](#)

lc

From: E S [REDACTED]
Sent: Sunday, November 28, 2021 4:11 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] Clubhouse Developments Inc. OP.19.014, Z.19.038 and 19T-19V007

To Whom it May Concern:

Please find our response for the COW Meeting on Nov. 30, 2021 re: the Clubhouse Developments Inc.

Thank you for your attention to this matter.

Emma and Sara

Ms. E. and Ms. S. Pulciani
■ Kilmuir Gate
Woodbridge, ON L4L 3L9

November 28, 2021

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

To Whom It May Concern:

By this letter, we are formally submitting our objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

We have been residents of Woodbridge for all of our lives - 16 years - and have enjoyed the beauty of our community and home. We are very concerned about the proposed development on the Board of Trade Golf Course and changing the picturesque landscape that we have grown to love for all of those years.

The proposed development affects people living in the surrounding communities in terms of the safety and mental and physical health of the residents. With this development, it means that more traffic will be entering into the community, creating safety issues for residents. Children need a safe place to walk to school and play without the risk of harm from crossing the busy roads. More traffic also means more pollution entering the atmosphere, lowering air quality, and creating greater health risks for people in the community. Trees help to absorb carbon emissions and with the loss of trees (that would be cut down on the green space due to the development) there will be more pollution lingering in our atmosphere. This green space also provides residents with a calming place to enjoy in their community. Whenever we drive by this green space, we always admire the beauty of the landscape and feel so blessed to have such a large tranquil space in our city. We cannot imagine driving on that same road with homes replacing something that was once a spectacular gem. We know that driving on that changed road will be devastating for us and we will feel heavy hearted knowing that future generations will not get to ever know how beautiful a community can be.

The proposed development not only impacts the community of people living in the area, but it has an even greater effect on the community of wildlife living in this open green space. This green space has become an ecosystem to these plants and animals for so many years and this development will disrupt that natural balance and sustainability of this ecosystem. As young people, we learn through our education about the great negative impacts that humans have on the environment and we understand how changes in an ecosystem can affect the entire biodiversity and life in that area. We want to ensure that we take the right actions now that support the environment so that our future and future generations can continue to thrive. This starts with even the smallest green space. We also know that the endangered species of bats in this green space will be gravely affected by development. It is our duty to protect them, not destroy their habitats!

As Grade 11 students, we are currently learning in our English course about the horrific past that Europeans created for the Indigenous peoples. We know that since this land is close to the Humber River,

this land was once occupied by the Mississaugas of the Credit River First Nations and the Huron Wendat First Nations. There has been evidence of their life here, from the arrow that was found on a property within the vicinity of these subject lands. We are very concerned about there not having been sufficient archeological studies on this land, nor has there been sufficient consultation with the First Nations groups. Let's not make the same mistakes that our ancestors did. Instead, let's ensure that the First Nations' land, culture, and heritage is honoured and preserved!

We believe that the most responsible thing that this Council can do, is to **SAY NO** to amending Vaughan Official's Plan (2010) from "Private Open Space" to "Low-Rise Residential", "Infrastructure and Utilities", "Parks" and "Natural Areas", **SAY NO** to amending the Zoning By-law 1-88 Zoning By-law 1-88 to rezone the Subject Lands from: "OS1 Open Space Conservation Zone"; "OS2 Open Space Park Zone"; "A Agricultural Zone" to "R1 Residential Zone", and **SAY NO** to the Draft Plan of Subdivision Applications.

Council has been voted in to represent the voices of the community. As a member of the council we are asking that you truly consider our point of view on this development. Children are the future of this earth, so we are taking a stand to ensure that our future is protected.

Thank you for your attention to this matter.

Kindest Regards,

Sara and Emma

**Communication : C63
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Clubhouse Developments Inc.
Date: Monday, November 29, 2021 1:54:13 PM
Attachments: [Board of Trade Development November 2021 Ciaravella.pdf](#)

lc

From: JOE CIARAVELLA [REDACTED]
Sent: Sunday, November 28, 2021 3:22 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] Clubhouse Developments Inc.

To Whom It May Concern:

Please find attached our submission regarding the COW Meeting on Nov. 30, 2021 for the Clubhouse Developments Inc. Application.

Regards,

Joe and Josie Ciaravella

Mr. and Mrs. G. Ciaravella
[REDACTED] Woodbridge Avenue
Woodbridge, ON L4L 0E4

November 27, 2021

Re: CLUBHOUSE DEVELOPMENTS INC.: OFFICIAL PLAN AMENDMENT FILE OP.19.014 - ZONING BY-LAW AMENDMENT FILE Z.19.038 - DRAFT PLAN OF SUBDIVISION FILE 19T-19V007 - VICINITY OF CLARENCE STREET & WOODBRIDGE AVENUE

To Whom It May Concern:

By this letter, we are formally submitting our objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

We have lived in Woodbridge since 1984 and have raised our children here. We are now enjoying watching our grandchildren grow up in Woodbridge as well. We have always loved our community and the peace and safety it provides for us and our family. The proposed development has devastated us as it threatens the tranquility and safety that we enjoy in our community. We are very concerned about the traffic that will be funneled into the Woodbridge Avenue area that is already congested! We are also concerned about the destruction of the beautiful green space that is home to many species of plants and animals, including the aquatic life in the Humber River. This application is INCOMPLETE as:

- There have not been unbiased peer reviews of the studies
- There has been insufficient consultation with the First Nations groups, Mississaugas of the Credit River and Huron Wendat
- There has been no response from the Ministry regarding the Endangered Bat species inhabiting the North portion of the subject lands
- There is no solution to the SIGNIFICANT traffic flow issues that have been highlighted in the application's reports
- There has been a material change with respects to the 5 m buffer on adjacent existing properties to the subject lands without any explanation as to why

As citizens of Vaughan, we are asking that the Mayor and Councillors, who were elected to represent their citizens, listen to our voices. Please:

- **VOTE NO** to amending Vaughan Official's Plan (2010) from "Private Open Space" to "Low-Rise Residential", "Infrastructure and Utilities", "Parks" and "Natural Areas",
- **VOTE NO** to amending the Zoning By-law 1-88 Zoning By-law 1-88 to rezone the Subject Lands from: "OS1 Open Space Conservation Zone"; "OS2 Open Space Park Zone"; "A Agricultural Zone" to "R1 Residential Zone"
- **VOTE NO** to the Draft Plan of Subdivision Applications

Let's make the responsible choice to ensure the beauty of our community and protect the green spaces for future generations – for our grandchildren and their children! Thank you for your attention to this matter.

Sincerely,

Giuseppe and Josie Ciaravella

Communication : C64
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Board of Trade Development
Date: Monday, November 29, 2021 1:54:27 PM

lc

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

From: Umberto Ippoliti [REDACTED]
Sent: Sunday, November 28, 2021 12:38 PM
To: Clerks@vaughan.ca
Subject: [External] Board of Trade Development

...None of the residents concerns have been heard!
A great example of democratic system!
What a disgrace!
Congratulation Vaughan and Vaughan political managers!
Came and ask for political support on the next elections!
You will be given a less then proper answer!

Umberto Ippoliti

Communication : C 65
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Developments_Inc._and_the_City_of_Vaughan's_file_#s:_OP.19.014,_Z.19.038_and_19T-19V007
Date: Monday, November 29, 2021 1:55:04 PM

lc

From: Penelope Castrodale [REDACTED]
Sent: Sunday, November 28, 2021 11:14 AM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External]
Developments_Inc._and_the_City_of_Vaughan's_file_#s:_OP.19.014,_Z.19.038_and_19T-19V007

Greetings,

It is beyond my understanding why Vaughan City Planners and Council would have to audacity to consider the proposal to develop the Board of Trade golf course, given that the UN and major world leaders have now come out to state that we are in an environmental crisis. The UN states that we need to stop deforestation and cutting down trees for development and that we need to plant trees in order to cut back on carbon. But Vaughan in its wisdom, wants to destroy an environmental jewel in Vaughan that contributes to the protection of our earth in order for Developers to throw in quick builds. For what? So we can have more congestion, carbon and pollution? So we can drive animals from their habitats? How noble this is! At least the Developers will be richer and free of any carbon increase where they live.

Vaughan council needs to look, with foresight, beyond the money grab that this development represents and preserve what is environmentally special not only to Vaughan but to Canada and to the world.

We are graphically seeing the unintended consequences of what destroying trees and climate change can do. When this green space is gone, it is gone forever. As Joni Mitchell sings, " we don't know what we've got til its gone".

Sincerely,
Penelope Castrodale
Resident(32 years in Woodbridge)

[REDACTED]

Communication : C 66
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Clubhouse Developments Inc. COW Meeting
Date: Monday, November 29, 2021 1:55:17 PM
Attachments: [Board of Trade Development November 2021.pdf](#)

lc

From: Lucia & Mark [REDACTED]
Sent: Saturday, November 27, 2021 10:54 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] Clubhouse Developments Inc. COW Meeting

To Whom It May Concern:

Please find our electronic deputation re: the Clubhouse Development Inc. File OP.19.014, Z. 19.038 and 19T-19V007 for the COW Meeting on November 30, 2021.

Thank you,

Mark and Lucia Pulciani

Mr. and Mrs. M. Pulciani
[REDACTED] Kilmuir Gate
Woodbridge, ON L4L 3L9

November 27, 2021

Re: CLUBHOUSE DEVELOPMENTS INC.: OFFICIAL PLAN AMENDMENT FILE OP.19.014 - ZONING BY-LAW AMENDMENT FILE Z.19.038 - DRAFT PLAN OF SUBDIVISION FILE 19T-19V007 - VICINITY OF CLARENCE STREET & WOODBRIDGE AVENUE

To Whom It May Concern:

By this letter, we are formally submitting our objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

We have lived in Woodbridge since 1984 and are now raising our children here. We have always loved our community and the peace and safety it provides for us and our family. News about this proposed development has devastated us as it threatens the tranquility and safety that we enjoy in our community. We are very concerned about the traffic that will be funneled into the Woodbridge Avenue area that is already congested! We are also concerned about the destruction of the beautiful green space that is home to many species of plants and animals, including the aquatic life in the Humber River.

Upon review of the application, there are many aspects of it that are concerning to us. Of the many, these are our biggest concerns:

- Insufficient response on how the SIGNIFICANT traffic impacts identified in the reports will be managed.
- The proposal to amend the green space is NOT a minor change (the proposed changes are greater than 120 m of change to a green land system). This area is of great significance to the green space in York Region's Official plan, abutting the Greenbelt. There is INSUFFICIENT reports on its impact should it be removed.
- The Ministry of Natural Resources has not yet made a decision about the ENDANGERED bat species that inhabit the north area of the lands.
- There has been INSUFFICIENT consultation with our Indigenous neighbours – the Huron Wendat First Nations and the Mississaugas of the Credit River First Nations. Consulting with them in stage 4 of the process (as per points 62-64) is NOT proper consultation.
- The tree buffer that was to abut the adjacent, already-established neighbourhoods, no longer appears to be present.
- There have not been peer reviews of any of the reports, for which the public has been requesting.
- INSUFFICIENT archeological studies that have not been peer reviewed.

The City of Vaughan has a responsibility to its citizens to ensure the safety of our communities. We have seen what poor traffic flow planning has done for the citizen's of our city – it has had devastating consequences. NO ONE should lose a child because of the negligence of our city to provide safe communities for our children with proper traffic flow planning. This proposed subdivision will add to the already congested small roads of the areas impacted by this new development, **creating unsafe spaces for our children to play and walk to and from school.**

The City MUST ensure it has done its part to consult with our Indigenous partners on these lands as these areas were once territories of the Mississaugas of the Credit River First Nations and the Huron Wendat First Nations.

During this time of commitment to the Truth and Reconciliation agreement, the City has a DUTY to ensure a fulsome consultation with them, BEFORE approving this proposal.

The City and Developer have heard the concerns of its citizens for over 2 years now, and there still does not seem to be a proposal that would be accepted by the public. Our concerns have fallen on deaf ears. Keep Vaughan Green has maintained communication with the City, yet no real solutions about the concerns for traffic, environmental impact, nor the burden on the community, have been addressed.

We are requesting that the City of Vaughan Council do the right thing:

- **VOTE NO** to amending Vaughan Official's Plan (2010) from "Private Open Space" to "Low-Rise Residential", "Infrastructure and Utilities", "Parks" and "Natural Areas",
- **VOTE NO** to amending the Zoning By-law 1-88 Zoning By-law 1-88 to rezone the Subject Lands from: "OS1 Open Space Conservation Zone"; "OS2 Open Space Park Zone"; "A Agricultural Zone" to "R1 Residential Zone"
- **VOTE NO** to the Draft Plan of Subdivision Applications

Thank you for your attention to this matter.

Sincerely,

Marco and Lucia Pulciani and Family

**Communication : C 67
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Re Clubhouse Development
Date: Monday, November 29, 2021 3:22:42 PM

lc

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

From: Shari Gouzvaris <Shari.Gouzvaris@vaughan.ca>
Sent: Monday, November 29, 2021 3:22 PM
To: Clerks@vaughan.ca
Subject: FW: [External] Re Clubhouse Development

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

From: Phyllis Petricca [REDACTED]
Sent: November-29-21 8:37 AM
To: Council@vaughan.ca
Subject: [External] Re Clubhouse Development

Mayor Mr.M. Bevilacqua and Councilor Mr.Corella Local & Regional Councillors

The Development application is a concern for all of us residents for many reasons it will impact the traffic in the area, our greenspace which we all cherish and it's important for the air we breathe.

These are only some of my personal concerns. Please do the right thing re consider this application say NO This decision you are all making not only will impact us but also future

Thank you
Phyllis Petricca

**Communication : C 68
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Clubhouse Developments Inc. and the City of Vaughan's file #'s O.P.19.014,Z.19.038 and 19T-19V007
Date: Monday, November 29, 2021 12:19:50 PM

lc

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

From: Josie Varone [REDACTED]
Sent: Monday, November 29, 2021 12:19 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Cc: keepvaughangreen@gmail.com
Subject: [External] Clubhouse Developments Inc. and the City of Vaughan's file #'s O.P.19.014,Z.19.038 and 19T-19V007

To the Office of the City Clerk and Vaughan Council,

The growing and clearly unsustainable traffic congestion occurring at the City of Vaughan is the main reason for the concern my husband Gino, and I, as well as that of my many neighbours who have made Woodbridge our home for the past 42 years. Living in the area of Islington and Langstaff, we basically in the heart of a hornet's nest. But without droning on about the morning and afternoon gridlock with cars and 40foot transport trucks jockeying for a spot on our roads, allow me to take the focus out of Vaughan to what the rest of the GTA and province's regard for our community really is.

My son Carlo, a graduate of Ryerson University with an Urban Planning Degree and a Master's in Building Science recounts a true story in one of classes called Official Plan Amendments in Ontario. Vaughan is an embarrassment of the Urban Planning Principles taught at every planning school. He was not even allowed to discuss Vaughan during lectures. Case in Point: the last official loan was amended OVER 600+ times.

Who and what is steering the ship?

Why is something made official if its going to be ripped apart? People are putting pressure on politicians for development when the focus should be restored to the original purpose for Official Plan Development ...to see the highest and best use of every property. This principle is the fundamental of Planning. There is a dwindling of open space in Vaughan. The Clubhouse property is one of the last major underdeveloped pieces of property in the area. The golf course is functioning properly. Habitats for flora and fauna have been established along with human use of the property for recreational use. So why the need to buy the space to develop if it didn't need development?

It was purchased solely with the intention to develop another subdivision that will further add to the congestion and destruction of green space that is disappearing in our once beautiful corner of the GTA. The Planning Department and the Vaughan Council will be held responsible for loosening the restrictions of our Green Space basically for the benefit of developers with premeditated intentions. You will not see the harm this will lead to. Capitalism reigning over Smart Growth.

Vaughan is already a JOKE to our GTA and Provincial brethren. Wake up and do the right thing.

I thank you for the opportunity to express my sincere viewpoints.

Yours Truly,

Josie and Gino Varone
[REDACTED] Foreview Court
Woodbridge On
L4L 1P1

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

From: 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

From: Hatem Abu El-Neel [REDACTED]
Sent: Monday, November 29, 2021 10:03 PM
To: Clerks@vaughan.ca
Cc: Haiqing Xu <Haiqing.Xu@vaughan.ca>; Nick Spensieri <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

Communication : C 70
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2

From: Clerks@vaughan.ca
To: [Todd Coles](#); [Isabel Leung](#)
Cc: [John Britto](#)
Subject: FW: [External] Clubhouse developments Inc. File#OP.19.014.a.19.038and19T-19v007
Date: Tuesday, November 30, 2021 9:04:00 AM

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

From: Filippo Franco [REDACTED]
Sent: Monday, November 29, 2021 5:26 PM
To: Clerks@vaughan.ca
Subject: [External] Clubhouse developments Inc. File#OP.19.014.a.19.038and19T-19v007

My name is Filippo Franco and my address is [REDACTED] Cromdale Ridge, Woodbridge ON.
I strongly oppose to the development of the Country Club golf course.
Regards Filippo Franco

Sent from my iPhone

**Communication : C 71
Committee of the Whole (1)
November 30, 2021
Agenda Item # 2**

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Regarding Clubhouse Inc. Development, File #s: OP.19.014, Z.19.038 and 19T-19V007
Date: Monday, November 29, 2021 1:55:35 PM
Attachments: [Clubhouse Developments Inc. Letter of Opposition.docx](#)

lc

From: Andrea Torrieri [REDACTED]
Sent: Saturday, November 27, 2021 9:36 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Todd Coles <Todd.Coles@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; Brandon Correia <Brandon.Correia@vaughan.ca>
Subject: [External] Regarding Clubhouse Inc. Development, File #s: OP.19.014, Z.19.038 and 19T-19V007

Good Day,

Please find and review the attached letter citing my opposition, comments and concerns regarding this development application file #s:OP.19.014, Z.19.038 and 19T-19V007.

Regards,

Andrea Torrieri
[REDACTED] Port Royal Ave.
Kleinburg, ON
L4H 4K6

Andrea Torrieri
[REDACTED] Port Royal Avenue
Kleinburg, ON
L4H4K6
[REDACTED]

November 27, 2021

Vaughan Council and City of Vaughan Clerk

Re: Clubhouse Developments Inc.
File #'s: OP.19.014, Z.19.038 and 19T-19V007

Regarding the above noted application, I **am submitting my formal objection to this application and proposed development.**

The development has not been thoroughly assessed. Council members should be requesting further detailed information to make an informed decision.

The City of Vaughan staff report for this development **should be considered incomplete** for the following reasons:

- No considerations have been incorporated to ease the burden of impact for the existing residents. Maintaining existing tree buffer at the rear of the adjacent properties has not been included and would be of substantial value to those homeowners backing onto the subject lands and would be of interest to lessen the overall environmental impact.
- The report **confirms the development will create “significant” and “severe” traffic issues** at pivotal City of Vaughan intersections.
- The report **does NOT advise if the proposed intersection/traffic mitigations** are adequate to support the development and the greater community.
- Report advises some of the **proposed intersection improvements are not feasible/attainable** and does not suggest alternatives.
- Assessment of several key intersections have been **omitted from the City’s assessment**. They are the following:
 - 1- Clarence Ave. and Rutherford Rd.
 - 2- Clarence Ave. and Crofters Rd.
 - 3- Clarence Ave. and Thomson Creek Blvd.
- The transportation study (TIS) submitted by the applicant underestimated the additional quantity of single occupant vehicles this development would create for Vaughan’s roadways. The staff report does not evaluate the quality of the TIS estimations.
- Development site is not located in a corridor designated as an area for intensification as outlined in VOP, section 2.2.5 intensification areas. In recommending the application for approval, the City is contradicting their own official plan. The City has not addressed this deviation from 2.2.5 of VOP within the staff report.

- The staff report confirms the development **is located on Greenlands** as designated within the York Region Official Plan. **Lands with this designation should not be developed.**
- The staff report comments that section 2.1.7 of YROP permits minor changes to Greenland boundaries. The approximate distance of the proposed Greenlands boundary change have not been provided. Therefore, said changes to the **boundaries should not be reasonably considered minor and warrant an amendment be made to the York Region Official Plan.** If the changes are truly minor in nature, YROP section 2.1.9 is applicable. The staff report omits consideration of **YROP 2.1.9 --prohibiting development on or within 120 meters proximity of Greenlands.** The staff report did not evaluate the EIS with consideration for YROP 2.1.9.
- Overall, this development does not create a positive social ecology for itself or the broader community. The staff report does not effectively evaluate the following:
 - Report does not address impact on the City of Vaughan recreational centres and other City managed public facilities. The existing facilities (example: Al Paladini Community Centre) are already in high demand for the existing community and will not adequately serve the needs of residents in the new development.
 - Report confirms existing schools in adjacent community are insufficient (at capacity) for this community. These students will need to be schooled outside of the areas.

Due to the incomplete and absent information, it is imperative for council members to request further information. This will allow better understanding for the complete impact this development imposes on the community.

Regards,
Andrea Torrieri