

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

**From:** [Clerks@vaughan.ca](mailto: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]

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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](mailto:francesca.laratta@vaughan.ca)

**City of Vaughan | Office of the City Clerk**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** Rose and Frank Troina [REDACTED]  
**Sent:** Sunday, November 28, 2021 10:03 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Todd Coles <[Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca)>  
**Cc:** Maurizio Bevilacqua <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>; Mario Ferri <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Gino Rosati <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Linda Jackson <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; Marilyn Iafrate <[Marilyn.Iafrate@vaughan.ca](mailto:Marilyn.Iafrate@vaughan.ca)>; Tony Carella <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>; Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Sandra Yeung Racco <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>; Alan Shefman <[Alan.Shefman@vaughan.ca](mailto: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