

**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](#)

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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

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