

**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](#)

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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