

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](#)

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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
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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