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Communication
COUNCIL: <u>June 19/2018</u>
<u>CW</u> Rpt. No. <u>21</u> Item <u>48</u>

DATE: June 19, 2018

TO: Honourable Mayor and Members of Council

FROM: Gus Michaels, Director & Chief Licensing Officer, By-law & Compliance, Licensing & Permit Services
Bill Kiru, Director Policy Planning & Environmental Sustainability
Mauro Peverini, Director Development Planning

RE: Committee of the Whole – June 5, 2018
Report 21, Item 5.48

THE COUNTRY CLUB, 20 LLOYD STREET, WOODBRIDGE – TREE PROTECTION

COMMUNITY IMPACT REVIEW OF BOARD OF TRADE GOLF COURSE DEVELOPMENT PROPOSAL

Purpose

To provide Council with an update in response to the direction of Council at its meeting of May 23, 2018, Committee of the Whole Report 18, Item 23 and the subsequent decision of Committee of June 5, 2018 regarding Addendum Distribution 2 Item 5.48, THE COUNTRY CLUB, 20 LLOYD STREET, WOODBRIDGE – TREE PROTECTION.

Recommendation

1. THAT Council not proceed with adopting the proposed amendment to the Tree Protection By-law for the property municipally known as 20 Lloyd Street, Vaughan, operated as The Country Club Golf Course;
2. THAT Council allow staff to conclude the public consultation process regarding the City's Tree Protection By-law prior to consideration of a site-specific amendment to the Tree Protection By-law for the subject property;
3. THAT the some of the studies identified in Council's motion of May 23, 2018 should continue to form part of the City's upcoming Municipal Comprehensive Review / Official Plan Review as directed by Council in May 2018; and
4. THAT should Council require that the studies referred to in recommendation 3 be initiated prior to the Municipal Comprehensive Review / Official Plan Review, staff be directed to secure the necessary funding to be approved through the Finance, Administration and Audit Committee in order to undertake the studies in

the current fiscal year, which is anticipated to cost \$500,000, or more, depending on the scope the studies.

Report Highlights

- Staff from By-law & Compliance, Licensing & Permit Services, Policy Planning & Environmental Sustainability, and Development Planning engaged the property owners, Clubhouse Properties Inc. (and their representatives), and ClubLink, operator of The Country Club, in an effort to reach a resolution regarding the trees on the subject property.
- Staff have received written commitment from the property owner and the golf course operator with respect to the trees on the subject property that meets the intent of the resolution.
- Staff are satisfied that through this commitment, an amendment to the Tree Protection By-law being considered by Council is not necessary.
- Policy Planning & Environmental Sustainability and Development Planning staff believe but cannot confirm, that some of the studies identified in the motion continue to form part of the City's upcoming Municipal Comprehensive Review / Official Plan Review as directed by Council in May 2018.
- Based on a cursory assessment of the current studies the Policy Planning & Environmental Sustainability Department is undertaking and/or recently completed, the estimated cost of conducting the requested studies is \$500,000, or more, depending on the scope of the studies.
- Adequate funding will need to be secured from an appropriate funding source and approved through the Finance, Administration and Audit Committee, and Council in order to commence the study in the current fiscal year.
- Staff anticipate the study process will take a minimum of 18 months to complete.

Background

At the Council meeting of May 23, 2018, Committee of the Whole Report 18, Item 23, adopted the following:

- 1) It is therefore recommended:
 1. That appropriate staff be directed to request the owners of the Board of Trade Golf Course to formally agree in writing to abide by the provisions of the Private Property Tree Protection By-law as a gesture of good faith toward neighboring residents, and to do so until such time as the consultations referenced above is concluded and Council takes what action it deems appropriate in light of said consultations;
 2. That failing agreement with the above, that appropriate staff be directed to bring forward no later than the Committee of the Whole meeting of June 5, 2018, a site-specific by-law that subjects the said lands to the provisions of the Private Property Tree Protection By-

law, until such time as the consultations referenced above is concluded and Council takes what action it deems appropriate in light of said consultations; and

- 2) That staff be directed to undertake such studies, which may include, subject to an appropriate funding source, a cultural heritage landscape evaluation, an environmental impact study, an economic analysis, a comprehensive land use analysis, health impact analysis, and a community impact assessment, and retain such consultants as are necessary to address the above City-wide land use planning concerns and prepare any recommended amendments to the City's land use planning policies in respect of infill developments.

Tree Protection By-Law

At its meeting of June 5, 2018, Committee of the Whole adopted the report from the Deputy City Manager, Community Services [Addendum Distribution 2 Item 48. THE COUNTRY CLUB, 20 LLOYD STREET, WOODBRIDGE – TREE PROTECTION] deferring consideration of this matter to the June 19, 2018 meeting of Council to allow The Country Club additional time to confirm whether it will abide by the resolution of Committee.

Following the Committee meeting of June 5, 2018, staff from By-law & Compliance, Licensing & Permit Services, Policy Planning & Environmental Sustainability, and Development Planning engaged the property owners, Clubhouse Properties Inc. (and their representatives), and ClubLink, operator of The Country Club golf course in an effort to reach a resolution to this matter. As a result of these discussions, the property owners (Clubhouse Properties Inc.) and the operator (ClubLink) have confirmed the following:

The property owner has provided written confirmation that it:

- 1) Will not remove any trees on the property municipally known as 20 Lloyd Street, unless carried out in accordance with the necessary planning approvals required for development of any portion of the property.

The operator has provided written confirmation that it:

- 1) Will continue to manage its tree inventory in accordance with the Regional Municipality of York Forestry Conservation By-law, and as part of their regular landscape maintenance and tree management plans that include annual pruning and care;
- 2) Will continue to undertake all related work in accordance with good horticultural practices;
- 3) As a show of good faith, in a circumstance where a protected tree as defined by the City's Tree Protection By-law #052-2018 is being considered for removal, the operator will consult with staff from the City's Forestry department prior to proceeding;

- 4) Invite City staff to attend the property at any reasonable time to investigate any public concerns, should they arise; and
- 5) That both the owner and operator have agreed that these commitments will be honoured until such time as staff have concluded their consultations regarding the City's Tree Protection By-law and Council has had time to consider staff's findings and recommendations; expected in the first quarter of 2019.

It is important to note that aside from the above, the property owner and golf course operator are actively participating in the over-all consultation process being undertaken by staff.

Planning Study Request

Vaughan Council directed that the following studies be commissioned by staff:

- a cultural heritage landscape evaluation
- an environmental impact study
- an economic analysis
- a comprehensive land use analysis
- a health impact analysis
- a community impact assessment

Staff recommend that some of these studies should form part of the Municipal Comprehensive Review / Official Plan Review. In some cases, the intent of the study is unclear. As such, staff should be provided with a clear understanding of what the expectations are for each study. In order to properly scope and inform the requested studies, staff recommend that some of the studies be undertaken upon the submission of a development proposal which would provide a basis to allow for a more fulsome review.

Based on a cursory assessment of the current studies the Policy Planning & Environmental Sustainability Department is undertaking and/or recently completed, the estimated cost of conducting the requested studies is \$500,000, or more, depending on the final scope of the studies. The completion of the identified studies would in effect be a blended Secondary Plan/ Block Plan process based on the policies of VOP 2010. Adequate funding will need to be secured from an appropriate funding source and approved through the Finance, Administration and Audit Committee, and Council in order to commence the study in the current fiscal year. Staff anticipate the study process will take a minimum of 18 months to complete.

A Health Impact Analysis is not a typical study that is sought in the planning context of a Municipal Comprehensive Review or a site-specific development proposal nor does it form part of the regulatory framework. The City of Vaughan has never undertaken such a study before. In the case of the Glen Abbey development proposal a Health Impact Analysis was not identified by Oakville Town Council or Town staff as being required as part of the development review process. Staff recommend that before proceeding, additional research be undertaken by staff confirming the appropriate scope and/or potential impacts of conducting such a study.

Conclusion

This communication responds to the two items from the May 23, 2018 Committee of the Whole Report 18, Item 23. Staff have undertaken the necessary analysis and engaged the identified stakeholders in an effort to satisfy the direction of Council.

Given the commitment provided by the property owner and golf course operator with respect to trees, staff believe that the property owner and golf course operator are acting in good faith and have substantially met the intent of Item 1 of the decision of Committee, as outlined above.

Staff believe that the need to proceed with an amendment to the Tree Protection By-law is no longer necessary.

In addition, Council directed that staff undertake a number of studies and retain such consultants, as are necessary, to address the City-wide land use planning concerns as they relate to the Country Club (formerly the Board of Trade) proposal. In order to conduct these studies, it is anticipated that the cost of the required studies will be \$500,000, which may need to be refined based on the exact scope, and final Terms of Reference for each study. Funding will need to be secured through a budget request in the 2018 fiscal year. In addition, the study process will take a minimum of 18 months to complete. Staff also recommend additional research be undertaken to confirm the appropriate scope and/or potential impacts of conducting a Health Impact Analysis.

Therefore, staff recommend that Council adopt the recommendations as outlined within this communication.

Respectfully submitted,



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