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File: P-2817

March 31, 2025

Office of the City Clerk  
Ground Floor, South Wing  
Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, Ontario, L6A 1T1

**C15.**  
**Communication**  
**CW(PM) – April 1, 2025**  
**Item No. 2**

**Attention: Todd Coles, City Clerk and Mayor & Members of the Committee of the Whole**

**Re: City-Wide Comprehensive Zoning By-law 001-2021  
General and Site-Specific Amendment File No. Z.25.005  
Clubhouse Developments Inc. Information and Notice Request  
20 Lloyd Street, 737 Clarence Street, 757 Clarence Street and 241 Wycliffe Avenue**

We are acting on behalf of our client, Clubhouse Developments Inc., the owner of the above noted lands, which are subject to approved development applications for redevelopment of the former Board of Trade Golf Course for residential, public open space and park uses. A Decision to approve site-specific Zoning By-law 035-2022, amending Zoning By-law 1-88, was issued by the LPAT on July 22, 2024. Subsequently, the site-specific amendment was incorporated into Zoning By-law 001-2021 through a settlement of appeals with the City. A Decision on this matter was issued by the LPAT on December 24, 2024.

We have reviewed the Staff Report dated April 1, 2025 and the associated Attachments which only generally describes the proposed changes to the provisions of the Zoning By-law, without providing specific details or the proposed amendment language. As such, we request the details of the proposed Amendment language for the proposed changes so that we can properly assess if the proposed changes could adversely impact the implementation of the LPAT approved site-specific Zoning By-law Amendment for our client's lands.

We request that the details be provided as soon as possible as we understand Staff intends to advance the proposed Amendments for Council consideration shortly.

Finally, please provide us with notice on future meetings on this matter.

Yours truly,

**KLM PLANNING PARTNERS INC.**

A handwritten signature in blue ink, appearing to read "Billy Tung", is written over the company name.

Billy Tung, BES, MCIP, RPP  
Partner

Copy: Clubhouse Developments Inc.  
Davies Howe