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Communication

CW(1) – May 6, 2025

Item No. 1

File: P-2817

May 5, 2025

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

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.
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. The approved development consists of a total of 663 ground-related residential dwellings.

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.

Further to our communication dated March 31, 2025, we continue to be concerned that the staff recommendation report to approve the proposed amendments still does not include the actual proposed amendment language so that we can properly review against our client's LPAT approved development.

We also understand from our discussions with staff that some of the proposed amendments have not been finalized internally. As such, we are highly concerned that these amendments may be hastily approved, without proper public consultation, which could result in amendments that negatively impact approved developments. In our client's case, they have spent significant efforts in having permit drawings prepared for submission to the City in accordance with the current Zoning provisions and definitions, which may be impacted by these "sight unseen" proposed amendments should they be approved today.

We request that the Committee defer this matter to provide staff additional time to finalize the proposed amendments in draft form for proper public review and consultation before they be bought back for approval. We make this request in the interest of avoiding potential unintended impacts and delays to our client's impending and subsequent permit submissions as they build out the subject lands.

Yours truly,
KLM PLANNING PARTNERS INC.

A handwritten signature in blue ink, appearing to read 'Billy Tung', with a stylized flourish at the end.

Billy Tung, BES, MCIP, RPP
Partner

Copy: Clubhouse Developments Inc.
Davies Howe