



C88.

Communication

CW(PM) – June 4, 2025

Item No. 10

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File: P-2817

June 2, 2025

Mayor and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario, L6A 1T1

Delivered by email to oprmanager@vaughan.ca and clerks@vaughan.ca

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

**Re: Comments on Draft New Vaughan Official Plan 2025 – May 2025
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 OLT 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 OLT on December 24, 2024.

In addition, site-specific Official Plan Amendment No. 74 also applies to these lands, having the effect of redesignating the lands from "Private Open Space" to permit the proposed Low-Rise Residential and Parks uses. This includes expanding the Woodbridge Centre Secondary Plan to include the entirety of the subject lands.

Further to our communication to Staff dated January 27, 2025, we note that some but not all of the affected Schedules have been revised to correctly reflect the in-effect OPA No. 74. Specifically, the following revisions are still outstanding:

1. Schedule 2: Natural Heritage Network – should be revised to reflect the removal of a Core Feature shown on tablelands for consistency with OPA No. 74 and Schedule 1 through this update.
2. Schedules 9A and 9B: Street Classification and Street Types – should be revised to reflect a new 23.0m Minor Collector Street through the subject lands as identified by OPA No. 74.
3. Schedule 14A: Areas Subject to Secondary Plans – should be revised to reflect the expanded Secondary Plan area as identified by OPA No. 74 and consistency with Schedule 13 to this update.

We request that the Committee refer our concerns to staff and direct them to update the draft Schedules accordingly for further public review and consultation to ensure consistency with OPA No. 74 before they be brought back for adoption.

Yours truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in blue ink, appearing to read 'Billy Tung', is positioned below the company name.

Billy Tung, BES, MCIP, RPP

Partner

Copy: Clubhouse Developments Inc.
Mark Flowers, Davies Howe LLP