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July 3, 2020

Sent via email to: clerks@vaughan.ca

Mayor Bevilacqua and Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Mayor and Council,

**Re: Board of Trade Golf Course
OP.19.014, Z.19.038 and 19T-19V00Z**

Donnelly Law (“we” or “the Firm”) represents Keep Vaughan Green (“KVG”) regarding the *Planning Act* applications concerning the Clubhouse Development Inc.’s (“Clubhouse”) Board of Trade Golf Course located at 20 Lloyd Street, Vaughan, Ontario.

On behalf of KVG, our firm has written Council twice previously on May 8, 2018 and February 18, 2020 seeking an Interim Control By-law to permit careful study of this enormous conversion of valuable greenspace and open space to urban sprawl. Inexplicably, Staff refused our requests to meet with them to discuss KVG’s ICBL proposal, including details critical to its understanding of the request.

As a result of this lack of consultation, the Staff Report Communication #C17 per Agenda Item #4 contains significant errors and misrepresentations that should be corrected before Council votes at the Special Committee of the Whole meeting, which has been arranged for July 8, 2020 over the objection of residents.

This letter is a formal request that the meeting be postponed in order to better allow residents to prepare a response to the erroneous comments from City Staff.

KVG has a number of concerns arising from City Staff’s report (Communication: C17) dated June 30, 2020. In addition, KVG’s experienced planner is filing an opinion regarding Staff’s errors.

**COMMUNICATION – C60
ITEM 1
Special Committee of the Whole
July 8, 2020**

First, Staff incorrectly states that in order to pass an ICBL, a land-use planning study must be undertaken. We, in concurrence with experienced land-use planner Mr. Allan Ramsay, note that any form of study may be utilised to initiate an ICBL. There are a number of studies that have not been conducted by the Applicant concerning the broader issues of loss of greenspace, cultural heritage landscapes etc., which should be carried out by the City, in order to best protect the public interest. These same studies were carried out by the Town of Oakville concerning the proposed conversion of the Glen Abbey Golf Course – why is Vaughan so different than Oakville, and residents’ concerns dismissed so easily.

Second, the budget estimated by Staff to be required for carrying out studies associated with the ICBL is preposterous! A number of studies suggested by KVG would require only a peer review of existing data available from the Applicant’s reports, which carries a fraction of the cost indicated by Staff. Proper estimates could be provided by KVG, if given more than five business days to respond to Staff’s comments and concerns. The time estimate of 18-24 months to complete the studies is absurd – Staff’s estimate must be justified and that justification must be provided to residents before Council votes. How can Staff make an estimate without talking to the expert(s) involved. Our estimate for similar work would be much less than half Staff’s estimate.

Finally, Staff is mistaken, a conservation easement does not need to be purchased or expropriated. Why did Staff state this as fact? What is their rationale? This statement is another example of a Staff report that mis-states important planning matters, which need to be addressed by residents and Council – but not in this extremely prejudicial timeframe.

In conclusion, KVG respectfully seeks a deferral of the ICBL question to August, to ensure that a vote does not occur on July 8, 2020 that will clearly harm the rights and interests of residents, if conducted as proposed.

Please do not hesitate to contact me at 416-572-0464, or by email to david@donnellylaw.ca, cc’ing alexandra@donnellylaw.ca and morgan@donnellylaw.ca should you have any questions or concerns.

Yours Truly,



David R. Donnelly

cc. Client