

July 8, 2020

SPECIAL COMMITTEE MEETING OF THE WHOLE

RE: AGENDA ITEM 5.1

**CLUBHOUSE DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT
FILE OP.19.014 ZONING BY-LAW AMENDMENT FILE Z.19.038 DRAFT
PLAN OF SUBDIVISION FILE 19T-19V007**

Dear Major and Members of Council

As long time residents of Woodbridge we are writing to express our concerns regarding the Board of Trade Golf Course. In particular we want to refer to the Staff Report submitted to Council. We do not wish to repeat in detail the contents of this report but rather offer our interpretation and opinion from the perspective of a citizen that lives in a democratic and free society where the civil servants and the politicians that control them respect the interests of all members of the community and not just the interests of a small group of wealthy developers.

Interim Control Bylaw

The community has asked Council to implement an Interim Control Bylaw, the purpose of this request is to allow some breathing room so that all parties concerned have enough time to deal fairly and comprehensively with this application, giving consideration to the interests of all parties concerned.

Urgency

Staff does not consider the implementation of the ICBL “urgent enough to require the immediate negation of permitted uses and development rights”

Whose rights are we talking about? Certainly not the rights of the community. Furthermore nobody rights are being negated, the ICBL simply slows down the process. Are we afraid of being sued by the developers?

Studies

The motion before council contemplates a number of studies that the Staff opposes on the grounds that they are already included in the application submitted by the developer. They are of the opinion that no further studies are required because they are “not all of the studies identified within the Motion are “land use planning” studies”

Keep Vaughan Green wishes to ensure that the studies are conducted without bias, Staff takes objection to KVG suggestion “that the studies commissioned by the developer are biased”. We find this position quite naive and disingenuous. While a difference of opinion is the

basis for a debate, what cannot be debated is the fact that no developer will commission and submit a report that may affect negatively his application. Furthermore the statement: "Moreover, in instances where Staff are not satisfied with elements of a study, comments are provided to the applicant and additional information and/or analysis is requested as required".

We interpret this statement as to: **get the developer to fix the report or analysis so we can carry on with the approval of the application** This statement may not be entirely true, but it certainly casts a shadow of doubt on the entire process.

A "*Mental Health Impact Assessment*" and "*Community Economic Impact Study*" are not "land use planning" studies." according to City Staff and therefore should not be taken into consideration in this application.

The Staff reports states that "VOP 2010 does not include a policy to identify the requirement for a *Mental Health Impact Assessment*." it also states that "Such a study was not requested as part of the redevelopment of other Private Open Space lands within Vaughan, including the redevelopment of the former Kleinburg and Vaughan Valley Golf Clubs"

"These applications represent the first time where a study related to mental health has been requested in response to an infill development."

While this may be true, it is now time to show some leadership and start taking Mental Health hazards seriously.

Mental Health is one of the most important issues facing Canadian society!

We feel insulted when City Staff do not consider *Community Economic Impact Study* of any relevance.

Have they taken into consideration what happen to the value and marketability of the house on 233 Wycliffe Ave? Any thoughts about the decrease value of all the properties bordering the BOT? How about the effect of the increased traffic on the safety of our schools and the overall quality of life in our area?

Land use study,

To implement the ICBL "Council must authorize that a land use study be undertaken". Other studies have been submitted by the developers however It makes a lot of sense to have an independent study done. This study should completely impartial and devoid of any connotations of the developers self interests. We are not talking about developer bias, we are talking simply about business common sense. Nobody in his right mind would submit a report that contradicts his own interests.

Funding

The costs of additional studies as estimated by city Staff are insignificant if we consider the benefits they can bring to all stakeholders (including the developers) and they pale in comparison to the \$1.2 million recently paid to a developer for a study that only benefits his property.


Conclusion

We strongly oppose the conclusions of the city Staff report and we respectfully urge Council to to enact an Interim Control By Law. as per the Motion adopted March 3, 2020 and ratified on March 11, 2020.

The complexity of this application is such, that substantial community input will be required in the future. This is our response to the Motion and the Staff report, we remain at your disposal to provide further input and comments if required.

Yours Truly

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