

SPECIAL COMMITTEE OF THE WHOLE – JULY 8, 2020

COMMUNICATIONS

Distributed June 30, 2020

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Distributed July 3, 2020

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Please note there may be further Communications.

SPECIAL COMMITTEE OF THE WHOLE – JULY 8, 2020**COMMUNICATIONS**

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SPECIAL COMMITTEE OF THE WHOLE – JULY 8, 2020**COMMUNICATIONS**

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C55	Ms. Laura Ribeiro, Cairnburg Place, Woodbridge, dated July 4, 2020	1
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SPECIAL COMMITTEE OF THE WHOLE – JULY 8, 2020

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C59	Lisa Di Prospero and Bruno Oppedisano Cairnburg Place, Woodbridge, dated July 5, 2020	1
C60	Mr. David R. Donnelly, Barristers & Solicitors, Carlaw Ave, Toronto, dated July 3, 2020, on behalf of Keep Vaughan Green	1
C61	Mr. Allan Ramsay, Allan Ramsay Planning, dated July 3, 2020	1
C62	Mr. Lorenzo Bonofiglio, Gate House Court, Woodbridge, dated July 4, 2020	1
C63	Mr. Rocco Zito, Wycliffe Avenue, Woodbridge, dated July 5, 2020	1
C64	Peter and Ann Costantino, dated July 5, 2020	1
C65	Peter and Ann Costantino, Wycliffe Avenue, Woodbridge, dated June 22, 2020	1
C66	Angela and Giuseppe Agostini, Wyclife Avenue, Woodbridge, dated July 6, 2020	1
C67	Alfredo and Maria Chimenti, Wycliffe Ave, Woodbridge, dated July 6, 2020	1
C68	Mr. Frank Pennese, Sesame Court, Woodbridge, dated July 6, 2020	1
C69	Ms. Theresa Di Marco, Wycliffe Avenue, Woodbridge, dated July 6, 2020	1
C70	Mr. Frank G. Massara, Torran Road Woodbridge, dated July 6, 2020	1
C71	Ralph & Maria Ciccia, 77 Rossmull Crescent, Woodbridge, dated July 6, 2020	1
C72	Ms. Orsola Massara, Torran Road Woodbridge, dated July 6, 2020	1
C73	Mr. and Mrs. G. Ciaravella, Woodbridge Avenue, Woodbridge, dated July 6, 2020	1
C74	Guy Comtois and Maria Doganieri, Wycliffe Avenue, Woodbridge, dated July 6, 2020	1
C75	Ms. Filomena Fiorini, Kilmuir Gate, Woodbridge, dated July 6, 2020	1
C76	Mr. Sergey Nikulenko, Mrs. Olga Nikulenko, Clarence Street, Woodbridge, dated July 2, 2020	1
C77	Ferdinando Torrieri, Kilmuir Gate, Woodbridge, dated July 6, 2020	1

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SPECIAL COMMITTEE OF THE WHOLE – JULY 8, 2020**COMMUNICATIONS**

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C79	Ingrid and Phil Harris, Wycliffe Avenue, Woodbridge, dated July 7, 2020	1
C80	Paul and Alicia Talluri, Kilmuir Gate, Woodbridge, dated July 8, 2020	1
C81	Vince and Loretta Marincola, Wycliffe Avenue, Woodbridge, dated July 7, 2020	1
C82	Ms. Daniela Costantini, Rossmull Crescent, Woodbridge, dated July 7, 2020	1
C83	Mr. Giuseppe Macri, Kiloran Avenue, Woodbridge, dated July 7, 2020	1
C84	Mrs. Franca Stirpe, Wycliffe Avenue, Woodbridge, dated July 6, 2020	1
C85	Mr. Robert Pizzola, Vaughan Mills Road, Woodbridge, dated July 7, 2020	1
C86	Mark R. Flowers, Davies Howe, Adelaide Street West, Toronto, dated July 7, 2020	1
C87	Ms. E. and Ms. S. Pulciani, Kilmuir Gate, Woodbridge, dated July 6, 2020	1
C88	Joe and Lynn Jordan, Wycliffe Avenue, Woodbridge, dated July 7, 2020	1
C89	Mr. Danny Costantini	1
C90	Joe and Norma Moretto, Firglen Ridge, Woodbridge, dated June 22, 2020	1
C91	Mr Hiten Patel, Thornhill Woods Drive, Vaughan, dated July 7, 2020	1
C92	The Lutzeier Family, Waymar Heights Blvd, Woodbridge, dated July 7, 2020	1
C93	Elisa Moretto-Howard and Anthony Howard, Foreview Court, Woodbridge, dated June 30, 2020	1
C94	Ms. Joanne Romano, Rossmull Crescent, Woodbridge, dated July 7, 2020	1
C95	Ms. Anna Bellicoso, Garriock Drive, Woodbridge, dated July 7, 2020	1

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COMMUNICATION – C1
ITEM 1
Special Committee of the Whole
July 8, 2020

Rose and Frank Troina
[REDACTED] Kilmuir Gate
Woodbridge, ON
[REDACTED]
[REDACTED]

June 5, 2020

To Whom It May Concern,

As concerned citizens of Vaughan, we are quite disheartened to hear that our provincial government has been issuing Ministerial Zoning Orders to bypass normal planning processes and therefore silencing our democratic right to ask for an appeal. Back in early March of this year, an extraordinarily large group of concerned citizens descended on Vaughan City Hall and demanded that an Interim Control By-law be granted to allow further and more complete impact studies of the proposed development of the Board of Trade lands. By bypassing the normal planning processes, saying that these development projects are needed to help the economy recover from the COVID-19 pandemic is ingenuous. City Council needs to step up and flatly reject the possibility of an MZO for the BOTGC.

We continue to demand openness and transparency from our members of City Council. Do not use the current circumstances of Covid-19 to trample our democratic right to appeal decisions that will greatly affect our community in the years to come. Do not allow the province's short-sightedness and its propensity to bend down to the whims of high-heeled developers drag you down this environmentally toxic path. If City Council allows the rezoning of the BOTGC under the umbrella of a MZO, it would be yet another example of backroom dealings and political underhandedness. Our rights to be part of the planning process and to play a key role in assessing how the proposed Board of Trade Development application will impact our community must be protected. Once again, we need transparency, openness, accountability, and integrity in our elected officials. The residents of Vaughan have the right to be heard.

Sincerely,

Rose and Frank Troina

From: Monica Guido [REDACTED]
Sent: Wednesday, June 10, 2020 11:18 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] Re: Files OP .19.014, Z.19.038 and 19T-19V007

I would like to formally express my concern around the potential that the Ontario government may be issuing Ministerial Zoning Orders (MZO) without notice or hearings bypassing the normal planning processes.

This is an injustice and should not be allowed as it pertains to the Board of Trade Golf Course Development. I am strongly against this and I would like to request that the Vaughan Council NOT ALLOW THIS TO HAPPEN!

An MZO is not acceptable and it is un-democratic!

We have the right to voice our concerns of the development and have done so noted below in my formal complaint.

We would like to continue to express our concerns at the upcoming meeting and not be silenced by an MZO!

Kind regards,

Monica Antonelli Guido

On Thu, Feb 27, 2020 at 8:49 AM monica guid [REDACTED] > wrote:

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter I am formally submitting my objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

We are specifically affected by the proposed road and are greatly against this aspect of the plan. I am a Vaughan resident living at [REDACTED] Gate House Court and my parents Nancy and Antonio Antonelli living at [REDACTED] Wycliffe Avenue the home right next door to the proposed road. We have been Vaughan residents for over 30 years. The community as well as my entire family is against the construction of a road where a home lay ([REDACTED] Wycliffe Avenue). We feel violated and this has greatly affected the health and marriage of my senior parents.

The proposed road which will damage the architecture of Wycliffe Avenue in Woodbridge is a disgrace to planning policies across the country. The demolition of [REDACTED] Wycliffe and the proposed road will make my parents home an island with zero property value and virtually unmarketable. It is unfair my parents at [REDACTED] Wycliffe have been paying their taxes for the past 30 years and upheld their property beautifully only to have their home worthless by this application. The traffic will be greatly affected by over 3000 vehicles going in and out of Wycliffe Avenue with the proposed road. It is unethical to force my parents home to become a corner lot after 35 years standing as a part of a community. It is architecturally and physically displeasing and ultimately, valueless.

The infill jeopardizes the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals. The inherent biodiversity of the area is a gift that very few communities enjoy.

Green Spaces Reduce Stress, Encourage Exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The health benefits of having access to “green space”—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature.

Green Space Strengthens the Immune System, Boosts peoples’ mood, helps people live longer. “Research conducted in the United States, United Kingdom, and China have found that people who live in the greenest areas have a reduced risk of mortality from all causes, as well as a reduced risk of mortality due to kidney disease, respiratory disease, cancer, and stroke.” (excerpt from an article from Chris Kresser <https://chriskresser.com/the-top-health-benefits-of-green-space/>)

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare.

I believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands’ proposed intent for development. The detailed studies are only possible with the implementation of an Interim Control By-law, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

I would like to reiterate and stress the fact that we are specifically affected by the proposed road and are greatly against this aspect of the plan.

The community as well as my entire family is against the construction of a road where a road lay ([REDACTED] Wycliffe Avenue).

We feel violated and this has greatly affected the health and marriage of my senior parents.

We ask that this matter be a priority concern in the discussion on March 3rd and thank you for your care and attention.

Sincerely yours,

Monica Guido

Copy to Mayor and all Councillors and planners

From: Nancy Santarsieri-Antonelli [REDACTED]
Sent: Wednesday, June 10, 2020 11:25 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] Files OP .19.014, Z.19.038 and 19T-19V007---- REQUESTING A REJECTION OF A MZO!

I would like to formally express my concern around the potential that the Ontario government may be issuing Ministerial Zoning Orders (MZO) without notice or hearings bypassing the normal planning processes.

This is an injustice and should not be allowed as it pertains to the Board of Trade Golf Course Development. I am strongly against this and I would like to request that the Vaughan Council NOT ALLOW THIS TO HAPPEN!

An MZO is not acceptable and it is un-democratic!

We have the right to voice our concerns of the development and have done so in our previous formal complaint.

We would like to continue to express our concerns at the upcoming meeting and not be silenced by an MZO!

Kind regards,
Nancy and Antonio Antonelli
[REDACTED] Wycliffe Avenue Woodbridge ON [REDACTED]

From: Coles, Todd <Todd.Coles@vaughan.ca>
Sent: Monday, June 15, 2020 1:50 PM
To: Clerks@vaughan.ca
Subject: FW: [External] A Application 19T-19V0007, 20 Lloyd Street, Woodbridge, Ontario

@vaughan.ca> **On Behalf Of** Bevilacqua, Maurizio
Sent: June 15, 2020 1:49 PM
To: 'MAURIZIO BEVILACQUA' <mbevilacqua@rogers.com>
Cc: Tullo, Julia <Julia.Tullo@vaughan.ca>; Coles, Todd <Todd.Coles@vaughan.ca>
Subject: FW: [External] A Application 19T-19V0007, 20 Lloyd Street, Woodbridge, Ontario

For your information.

From: Paola Apollinaro [REDACTED] >
Sent: Monday, June 15, 2020 1:46 PM
To: Council@vaughan.ca
Cc: Mark Pulciani <keepvaughangreen@gmail.com>; Bob Moroz <bobm@rfidcanada.com>; Richard Lorello <rlorello@rogers.com>; Daniela Villani [REDACTED] >; Laura Federico <[REDACTED]>
Subject: [External] A Application 19T-19V0007, 20 Lloyd Street, Woodbridge, Ontario

Honorable Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Ministerial Zoning Order (MZO) over the Board of Trade Course Development without notice or hearings by-passing the normal planning process.

We understand that this cannot happen without Council approval.

As this is a blatant injustice, we feel that it should not be allowed. We as resident taxpayers request that the Vaughan Council, as representatives of our community, support the community fully by not allowing this to happen.

An MZO is not acceptable and it is undemocratic.

We request that the Vaughan Council reject any request of support by the applicants(s) for a Ministerial Zoning Order or proposed Ministerial Zoning Order that may be forthcoming on the Board of Trade lands.

We also recommend, in addition to the above, that the Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent studies so that an informed decision can be made with respect to the proposed amendment to the official plan and the proposed development application.

Sincerely

Joe Apollinaro and Paola (Apollinaro) Crocetti

COMMUNICATION – C5
ITEM 1
Special Committee of the Whole
July 8, 2020

June 15, 2020

Re: Board of Trade Development Application

Dear Mayor and Members of Council

Regarding the June 16, 2020, Committee of the Whole meeting:

I am hopeful that the City of Vaughan and all governing officials as it relates to municipal approvals are being mindful of the current circumstances that we are being faced with specific to the Covid-19 "shut-down", in that many of the public are not even aware that public meetings are taking place and approvals are being granted for major development applications.

If this is the case with the Board of Trade development, as a matter that will be discussed at the Committee of the Whole tomorrow, I respectfully oppose the application and request that an Interim Control By Law on the Board of Trade application for rezoning be considered to allow for proper facilitation of any investigative work that is necessary for a re-development of this magnitude.

I am confident that the City of Vaughan will be cognizant and sensitive of that fact that the public has the right to know and provide full disclosure on what is happening now more than ever under the circumstances during the Covid-19 "shut down".

Sincerely,



R. Bello

████████ Firglen Ridge, Woodbridge Ontario, ██████████



David R. Donnelly, MES LLB
david@donnellylaw.ca

June 15, 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 Bevilacqua 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 development applications concerning the Board of Trade Golf Course located at 20 Lloyd Street, Vaughan ("Subject Lands").

We write to put Council on notice that KVG strongly opposes Council's consideration of a request to send a Resolution of Council to the Minister of Municipal Affairs and Housing seeking a Minister's Zoning Order ("MZO") under section 47 of the *Planning Act*, R.S.O. 1990, c. P.13.

Specifically, having invested thousands of hours and hundreds of thousands of dollars in pursuing their legitimate opposition to the development under the *Planning Act*, it would be an act of extreme bad faith to turn around and destroy this record of participation by writing to the Minister seeking a special favour for a developer, without any input from the local residents.

Residents have a reasonable expectation that Council will act in a transparent, inclusive and respectful way towards residents, per the Vaughan Accord. This letter will put Council on notice that circumventing the normal planning processes would be a blatant violation of the Accord, and raises serious questions concerning why some but not all developers in Vaughan receive this special treatment.

Board of Trade Golf Course Proposal

KVG invested substantial time and resources into preparing to address Mayor and Council concerning the original development application for approximately 660 units at the Board of Trade Golf Course site. That original development proposal for the Subject Lands was withdrawn by the proponent without notice on May 8, 2018. That same day, our firm wrote the City seeking an Interim Control By-law to ensure that future revisions of the development would be studied carefully, and that residents would not be rushed to complete its own technical reviews.

The revised application and technical studies was deemed complete by the City of Vaughan on February 4, 2020. The application is for an Official Plan Amendment, Zoning By-law Amendment and a Draft Plan of subdivision for the lands located at 20 Lloyd Street, Vaughan. The applications seek to facilitate the development of 475 single detached residential units, 124 townhouse residential units, and 2 mixed use blocks for apartment buildings with a unit count of approximately 616 units, totalling 1,215 units.

Keep Vaughan Green previously retained Mr. Gordon Miller, B.Sc. Hon. M.Sc, former Environmental Commissioner of Ontario, to review the original development proposal associated with the Board of Trade Golf Course. Mr. Miller opined that the river valley located on the subject lands provides linkage and connectivity to the upland features, and importantly the river ultimately knits the natural area and core feature into one high value natural heritage system. The east branch of the Humber River links up with Boyd Park and the Kortright Centre. This natural heritage system is at the heart of Vaughan's riverine ecology. It is Mr. Millers opinion that the development has the potential to disrupt the entire Natural Heritage System of Vaughan.

Keep Vaughan Green also retained a hydrogeologist, Dr. Ken Howard, to review the hydrogeological studies conducted in support of the previous proposal. Dr. Howard found the documents to be "seriously deficient," in that they fail to address the proposed development's potential impact upon the natural environment and local hydrogeological conditions.

Specifically, in the 2017 Geohydrology and Geotechnical Reports by McClymont & Rak Engineers Inc. ("MCR"), MCR utilized only 13 boreholes, and ignored well data for the site available from the Ministry of the Environment and Climate Change. As a result, MCR failed to identify key aquifers beneath the site.

MCR also failed to identify groundwater flow directions, potential Groundwater Dependant Ecosystems, and did not calculate a water balance for current or post-development conditions.

Further, no surface water samples were collected, and the water quality of both surface water and groundwater was essentially ignored in the MCR reports. All leading Dr. Howard to conclude that a substantial amount of work needs to be performed that is essential to a complete evaluation of the actual impacts from the development.

The loss of this golf course will cause an enormous, unplanned loss of open space, which was never contemplated or planned. For the past number of months, KVG has been working diligently to address these new technical studies, all of which will be wasted if Council takes the unprecedented and unprincipled step of requesting an MZO i.e. a favour, for this developer.

The Law

In our respectful submission, any attempt to undermine the ability of residents to continue their opposition to these development applications under their rights afforded to them under the *Planning Act* e.g. MZO request, is an act of bad faith by Mayor, Council and Staff that supports them. Damages will be easy to quantify, given the substantial investment of KVG in the process to date.

In the Court of Appeal case of *Equity Waste Management of Canada Corp. v Halton Hills (Town)*, 1997 CarswellOnt 3270, [1997] O.J. No. 3921, the Town of Halton Hills passed an ICBL covering 1,000 acres of land, 60 acres of which Equity Waste Management of Canada Corp ("Equity") had obtained approval from the planning department to build a waste composting facility on. Equity argued that the council had acted in bad faith by passing the ICBL to appease a group of residents.

The Court of Appeal noted that:

Interim control by-laws reflect "the Legislature's belief that a balancing of interests between the municipality and individual land owners should be built into the planning process in order to protect against over-development contrary to the public interest": Pepino and Watt, "Interim Control By-Laws and the Ontario Municipal Board" (1988), *Insight* at p. 3. Before the enactment of s. 37 [now s.38], the balancing of interests between the existing rights of a land owner to build and the intention of a municipality to change its zoning was assessed within the principle of *Ottawa (City) v. Boyd Builders Ltd.*, [1965] S.C.R. 408 (S.C.C.). But interim

control by-laws differ from zoning by-laws in important ways. An interim control by-law permits a municipality to temporarily freeze development. Municipalities no longer have to show a previous intention to rezone to defeat the rights of landowners to use their land.¹

The Court of Appeal in *Equity* found that the Council had not acted in bad faith by adopting the ICBL:

Bad faith by a municipality connotes a lack of candour, frankness and impartiality. It includes arbitrary or unfair conduct and the exercise of power to serve private purposes at the expense of the public interest.²

In other words, the Court looked to see if Council had acted fairly, without bias in favour of one private interest over the public interest.

In *Pedwell v Pelham (Town)*, 2003 CarswellOnt 1701, [2003] O.J. No. 1774, Mr. Pedwell used a testamentary devise to avoid requirements of the *Planning Act* in order to sub-divide land. Upon discovery of this loophole, the Town passed an ICBL prohibiting non-farm development in agricultural areas, and later passed a Zoning By-law Amendment increasing the minimum lot size in the area to frustrate Mr. Pedwell's development plans.

The trial judge accepted as fact that:

1. Mr. Judge [Chief Building Official] took direction from other town officials to delay the granting of the building permits, and, but for the intervention of these persons the building permits would have been granted in the normal course before the interim control by-law was passed on February 5, 1990, subject to health unit approval.
2. At the direction of town officials, Mr. Judge wrote a misleading letter to Tim Pedwell on January 24, 1990 giving the impression that the delay in issuing the building permits was for evaluation of the impact on planning policies and legislation by the town solicitors and planners. In fact, by that time the decision had been made to use the interim control by-law to block the development.
3. The interim control by-law itself was targeting only the Pedwell development even though on its face it appeared to have broad application.

[...]

¹ *Equity Waste Management of Canada Corp. v Halton Hills (Town)*, 1997 CarswellOnt 3270, [1997] O.J. No. 3921 ["*Equity*"] at para 49.

² *Ibid* at para 61.

6. The Town did not give notice to Mr. Breitkreuz or the Pedwells of the intent to renew the interim control by-law or the intent to pass Zoning Amendment By-law 1455 even though they knew of their direct interest in those by-laws.

[...]

9. The Town deliberately avoided the prospect of a public hearing where the Pedwells would have had the opportunity to present their side of the issue.

10. The Zoning Amendment By-law that was eventually passed itself violates the Regional Official Plan, which states that the maximum lot size is one acre. The real purpose behind the by-law was to frustrate the Pedwell plan.³

Based on the above findings, the trial judge found that the Town acted in bad faith by passing the ICBL. On appeal, the Court of Appeal reviewed the trial judge's reasoning and held:

[The trial judge] was concerned about the process adopted and the evidence that convinced him that the Town's purpose was to target a development that its officials knew to be legal. There was evidence to support his findings in that respect. As in this court's decision in *Hall v. Toronto (City)* (1979), 23 O.R. (2d) 86 (Ont. C.A.), at 92 it was open to the trial judge to find that there was "a singular absence of frankness and impartiality, which are the usual indicia of good faith" and a "deplorable lack of frankness and a calculated disregard of the appellant's right to make the best use of his property in accordance with the existing by-laws".⁴ [emphasis added]

The Court of Appeal cases of *Equity* and *Pelham* confirm findings of bad faith in cases of obvious wrongdoing on the part of the municipality or its staff, such as deliberately misleading an applicant that was subject to an ICBL. Specifically, courts are sensitive to the rights of landowners who are forced to deal with municipalities not acting impartially, frankly or in good faith.

Finally, in a recent case involving the Government of Ontario, in *Nation Rise Wind Farm Limited Partnership v. Minister of the Environment*, 2020 ONSC 2984, the Ontario Superior Court held:

³ *Pedwell v Pelham (Town)*, 2003 CarswellOnt 1701, [2003] O.J. No. 1774 ["*Pelham*"] at para 53.

⁴ *Ibid* at para 73.

Both the past practice of the Minister and the proposed procedure outlined by the Minister in this case gave rise to a legitimate expectation on the part of all parties that they would have the right to notice of the issues that were of concern and the opportunity to meaningfully address those issues.⁵

It seems the courts appreciate that residents or corporations do have rights arising from legitimate expectations that their cases will be dealt with fairly.

City of Vaughan Website & Accord

What is being proposed by a MZO, for a favoured developer, is unprecedented in Vaughan history. In our opinion, if Council advocates for one MZO, it must advocate for every Vaughan developer (many of whom are residents too) with a *Planning Act* application. To do otherwise is to betray the legitimate interests of other business interests, exposing the City to greater legal liability.

The Vaughan website guarantees to residents:

Before shovels hit the ground or any concrete is poured for new buildings, the City of Vaughan undertakes a detailed review which includes a public step-by-step process in advance of any projects being approved. This allows members of the community to share their concerns or comments about proposed developments. [emphasis added]

These promises would be rendered meaningless in the context of a Council request for an MZO.

In addition, a hastily arranged request to the Minister for an MZO, without public consultation, would be inconsistent with these additional provisions of the Vaughan Accord:

- Provide stable, transparent and effective governance, focused on achieving excellence, and to set this standard for all City goals and objectives;
- Act constructively, with mutual respect, and with respect for all persons who come before us;

⁵ *Nation Rise Wind Farm Limited Partnership v. Minister of the Environment*, 2020 ONSC 2984, para 133.

- Provide and promote, through effective communication, meaningful and inclusive citizen engagement.⁶

To reiterate, neither Council nor Staff has ever raised the prospect of an MZO that would destroy their right to a fair hearing.

Analysis

The case law and Accord raise four primary issues that should stop Council from acting against residents by requesting an MZO.

First, Ontario courts have held that bad faith will arise when Council exercises its power to serve private purposes at the expense of the public interest. Destroying residents appeal rights and jumping a favoured developer to the front of the development application queue for the purpose of building yet another sub-division in Vaughan cannot, even in the wildest of circumstances, be spun as being in the “public interest”.

Second, it is a well established legal principle that residents have procedural rights under the *Planning Act*, e.g. notice, public meetings, an open vote of Council, right of appeal, etc. Some or all of these rights will be violated in the Minister grants a request of Council for an MZO – making Vaughan morally, politically and legally liable.

Third, courts in Ontario don’t favour governments that change the rules in mid-stream. KVG is already heavily invested in the *Planning Act* process, who will compensate them if their appeal rights are wiped out by an MZO?

Finally, both the City’s website and Accord guarantee residents a measure of engagement and respect concerning planning decisions that strongly encourage residents to participate. An MZO would of course render all this consultation with Council meaningless.

Conclusion

The critical matter for Keep Vaughan Green is the betrayal of trust. KVG has mobilized, hired experts and legal counsel, made submissions to Council, conducted numerous meetings, written thousands of letters and generally participated in the statutory and non-statutory public participation processes established in the *Planning Act* and by practice. Not once, ever, has Staff,

⁶ https://www.vaughan.ca/council/vaughan_accord/Pages/default.aspx, accessed June 2, 2020

Mayor or Council advised the public that it would be seeking an MZO for the Subject Lands.

By encouraging the public for several years to participate in planning decisions that affect their community via various *Planning Act* processes e.g. open house, public meeting, writing letters, hiring experts, etc., Council raised a legitimate expectation in the minds of residents that the process would "play out" fairly.

The singular question that needs to be asked is this: would these citizens, investing pre-tax dollars, waste a minute of their time or a nickel of their hard-earned money, if Council had informed them at the outset that all of their efforts could be washed away by Council's endorsement of a Minister's Zoning Order? The answer, of course, is "no".

As a result, it is the expectation of KVG that Council will communicate directly with residents: there will be no MZO in this case.

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

Yours Truly,

A handwritten signature in blue ink, appearing to read "D. Donnelly", with a long horizontal stroke extending to the right.

David R. Donnelly

cc. Keep Vaughan Green
Hon. Steve Clark, Minister of Municipal Affairs and Housing

From: Tony <[REDACTED]>
Sent: June-15-20 3:53 PM
To: Council@vaughan.ca
Cc: Cardile, Lucy <Lucy.Cardile@vaughan.ca>; Laura <[REDACTED]>
Subject: [External] Board of Trade Development Application

Dear Mayor and Members of Council

Regarding the June 16, 2020, Committee of the Whole meeting:

I am hopeful that the City of Vaughan and all governing officials as it relates to municipal approvals are being mindful of the current circumstances that we are being faced with specific to the Covid-19 “shut-down”, in that many of the public are not even aware that public meetings are taking place and approvals are being granted for major development applications.

If this is the case with the Board of Trade development, as a matter that will be discussed at the Committee of the Whole tomorrow, I respectfully oppose the application and request that an Interim Control By Law on the Board of Trade application for rezoning be considered to allow for proper facilitation of any investigative work that is necessary for a re-development of this magnitude.

I am confident that the City of Vaughan will be cognizant and sensitive of that fact that the public has the right to know and provide full disclosure on what is happening now more than ever under the circumstances during the Covid-19 “shut down”.

Sincerely,

Tony Di Giuseppe



From: Daniela Costantini <daniela.villani@medportal.ca>
Sent: Tuesday, June 16, 2020 1:42 AM
To: Clerks@vaughan.ca; Council@vaughan.ca
Cc: Keep Vaughan Green <keepvaughangreen@gmail.com>
Subject: [External] BOT development application 20 Lloyd Street, Vaughan and potential for MZO

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Ministerial Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

We formally request that Vaughan Council:

1. Will reject any request of support by the applicant(s) for a Ministerial Zoning Order or proposed Ministerial Zoning Order that may be forthcoming on the former Board of Trade Golf Course.
2. Will support the normal planning process legislated by the Ontario Planning Act and conferred upon Municipal Governments under the Ontario Planning Act.
3. Will not support any planning directive that does not include all stakeholders, specifically the citizens of the City of Vaughan.
4. Will support our residents to retain their right to be part of the planning process and to play a key role in assessing how the proposed Toronto Board of Trade development application will impact their community

Issuing such a MZO would be unjust to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

Sincerely,
Drs. Danny and Daniela Costantini
Woodbridge, ON

Sent from [Mail](#) for Windows 10

Sent from [Mail](#) for Windows 10

:

From: Anthony Vecchiarelli [REDACTED]
Sent: Tuesday, June 23, 2020 7:31 AM
To: Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>; Council@vaughan.ca
Cc: njaved@thestar.ca; amartinrobbins@yrmg.com; jgray@globeandmail.com; breakingnews@cp24.com; minister.mah@ontario.ca; keepvaughangreen@gmail.com; Messere, Clement <Clement.Messere@vaughan.ca>; Francesco.Sorbara@parl.gc.ca
Subject: [External] Vaughan Board of Trade Development - KEEP VAUGHAN GREEN

June 22, 2020

Dear Mayor and Members of Council:

My sadness for your collective disregard for the welfare, safety, well-being and security of this fine city knows no bounds. Your blatant disrespect and disregard for the people who built this community is beyond contempt. You have FAILED this community MISERABLY by Every measure.

Myself, my wife and 3 adult children would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

A draft motion has been submitted to our Ward 2 Councillor Tony Carella resolving that Vaughan Council:

1. Will reject any request of support by the applicant(s) for a Minister's Zoning Order or proposed Minister's Zoning Order that may be forthcoming on the former Board of Trade Golf Course.
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Issuing such a MZO would be unjust to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

We have recently been informed that the Minister of Municipal Affairs and Housing, Steve Clark, has advised of the intention to end the temporary suspension of the Planning Act timelines as of June 22, 2020 and NOT when the province lifts the state of Emergency as originally intended. We ask that the city consider continuing this temporary hold on timelines given the extent to which York Region has been impacted by Covid19, and given that our region has not been able to 'open up' as early as other jurisdictions. We further request that the special COW that is recently scheduled for July 8, 2020 be rescheduled to a later date so as to allow maximal participation of residents (as has been granted to other rate payer groups for other development applications).

Sincerely,

Anthony Vecchiarelli

■ Pennycross Court
Woodbridge, Ontario, ■
Canada

From: Susan Sigrist [REDACTED]
Sent: Tuesday, June 23, 2020 10:24 AM
To: Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>; Council@vaughan.ca
Cc: minister.mah@ontario.ca; Keep Vaughan Green <keepvaughangreen@gmail.com>; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] Vaughan Voices Matter

June 23, 2020

Dear Mayor and Members of Council:

I would like to formally express my concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

I, a local resident and part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. I as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

A draft motion has been submitted to our Ward 2 Councillor Tony Carella resolving that Vaughan Council:

1. Will reject any request of support by the applicant(s) for a Minister's Zoning Order or proposed Minister's Zoning Order that may be forthcoming on the former Board of Trade Golf Course.
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Issuing such a MZO would be unjust to the taxpayers of this community.

I further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

I have recently been informed that the Minister of Municipal Affairs and Housing, Steve Clark, has advised of the intention to end the temporary suspension of the Planning Act timelines as of June 22, 2020 and NOT when the province lifts the state of Emergency as originally intended. I ask that the city consider continuing this temporary hold on timelines given the extent to which York Region has been impacted by Covid19, and given that our region has not been able to 'open up' as early as other jurisdictions. I further request that the special COW that is recently scheduled for July 8, 2020 be rescheduled to a later date so as to allow maximal participation of residents (as has been granted to other rate payer groups for other development applications).

Sincerely,
Susan Sigrist
Vaughan Resident

COMMUNICATION – C11
ITEM 1
Special Committee of the Whole
July 8, 2020

June 22, 2020

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

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Sincerely,

Claudio Saverino

■ Torran Rd.
Woodbridge, ON
■

From: Jessica Crupi [REDACTED]
Sent: Tuesday, June 23, 2020 7:34 AM
To: Clerks@vaughan.ca
Subject: [External] Keep Vaughan Green

1 / 1

June 22, 2020

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

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Sincerely,

Jessica Crupi

■ Royalpark Way

COMMUNICATION – C13
ITEM 1
Special Committee of the Whole
July 8, 2020

June 22, 2020

Dear Mayor and Members of Council:

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We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

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Sincerely,

Mario DeCarolis

■ Kilmuir Gate

Woodbridge, ON ■

June 22, 2020

Dear Mayor and Members of Council:

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Respectfully,

Mr. Umberto Ippoliti

Mrs. Julia Ippoliti

Mr. Umberto B. Ippoliti

June 23, 2020

Dear Mayor and Members of Council:

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Sincerely,

Catherine Miljevic

Gate House Crt, Woodbridge ON

June 23, 2020

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

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Sincerely,

Rose and Frank Troina

■ Kilmuir Gate

**COMMUNICATION : C17
SPECIAL COMMITTEE OF THE WHOLE
JULY 8, 2020
ITEM # : 1**

DATE: June 30, 2020

TO: Mayor and Members of Council

FROM: Nick Spensieri, Acting Deputy City Manager, Planning and Growth Management

Wendy Law, Deputy City Manager, Administrative Services and City Solicitor

RE: COMMUNICATION
ITEM NO. 4, COMMITTEE OF THE WHOLE (PUBLIC HEARING),
MARCH 3, 2020

**OFFICIAL PLAN AMENDMENT FILE OP.19.014
ZONING BY-LAW AMENDMENT FILE Z.19.038
DRAFT PLAN OF SUBDIVISION FILE 19T-19V007
CLUBHOUSE DEVELOPMENTS INC.
WARD 2 - VICINITY OF CLARENCE STREET, ISLINGTON AVENUE,
NORTH OF DAVIDSON DRIVE
20 LLOYD STREET, 241 WYCLIFFE AVENUE AND 737 AND 757
CLARENCE STREET
BOARD OF TRADE GOLF COURSE**

Purpose

The purpose of this Communication is to provide Council with a report in response to the direction provided to Staff at the statutory public meeting on March 3, 2020 for the Clubhouse Developments Inc. ("Clubhouse") development applications.

Background

On December 23, 2019, the City received development applications from Clubhouse, which include an Official Plan Amendment (File OP.19.014), Zoning By-law Amendment (File Z.19.038) and Draft Plan of Subdivision (File 19T-19V007) (collectively, the "Development Applications"). If approved as applied for, the Development Applications would permit: 475 single detached dwellings, 124 townhouses, 2 mixed-use blocks for apartment buildings (+/- 616 units up to 6-storeys in height), open space blocks, parks, roads, and infrastructure uses.

On March 3, 2020, the Committee of the Whole (Public Hearing) was held as required under the *Planning Act* to satisfy the statutory public meeting requirements for the

Development Applications. The Committee adopted the following motion (hereinafter referred to as the “Motion”):

- “1) That these applications be received;
- 2) That all comments received to date by way of verbal or written deputation, along with any additional comments received in respect of these applications prior to this matter coming before Committee of the Whole once again;
- 3) That the report of the Acting Deputy City Manager, Planning and Growth Management, dated March 3, 2020, be referred to a Committee of the Whole meeting to be scheduled for April 15, 2020 at 7:00 P.M., and a report regarding the following matter be provided at the meeting:
 - i. That the City of Vaughan, in good faith, enact for a period of one year an Interim Control By-law under Section 38 of the Planning Act, to be incorporated into the City-wide Zoning By-law Review and the City-wide Official Plan Review, restricting the subject lands – known municipally as 20 Lloyd Street, 241 Wycliffe Avenue, 737 and 757 Clarence Street – to existing uses, based on a legitimate planning rationale and in conformity with the Vaughan Official Plan (2010), York Region Official Plan and the Provincial Growth Plan, in order to ensure that the City of Vaughan and the local community have sufficient time to review key studies on the property, consider all available options, and pending the completion of, but not limited to, the following studies:
 - a. Comprehensive Land Use Analysis of the Subject Lands;
 - b. Community Area Specific Study;
 - c. Community Economic Impact Study;
 - d. Environmental Impact Study;
 - e. Mental Health Impact Assessment;
 - f. Cultural Heritage Landscapes Strategy and Implementation Study of the Subject Lands;
 - g. Archeological Impact Assessment;
 - h. First Nations consultation;
 - i. Any other studies as may be required, including City-wide study of open space and climate change impacts of development, consistent with Vaughan’s declaration of a climate emergency;
 - ii. That the proposed Interim Control By-law prohibit otherwise permitted site alterations to the subject lands, as well as the construction, site alteration, expansion or demolition of any building, structure, or landscapes on the land, including tree removal;

- iii. That Keep Vaughan Green and others be granted the right, after consultation with its legal team and the City of Vaughan, to select the qualified experts to conduct the aforesaid studies;
- iv. That the studies be funded by the City of Vaughan for later reimbursement by the developer, in order to ensure such studies are conducted without bias;
- v. That a conservation easement protecting at least 66% of the subject lands shall be executed immediately;
- vi. That appropriate staff meet with representatives of Keep Vaughan Green, to give effect to the matters set forth above.”

The Motion was ratified by Vaughan Council on March 11, 2020. Since then, the City has closed its facilities in response to the global COVID-19 pandemic. The Provincial ban on public gatherings and the practice of social distancing have impacted the City’s ability to hold meetings for the public to attend in person.

The City distributed notice of the July 8, 2020 Special Committee of the Whole meeting by e-mail and ordinary mail on June 19, 2020 as a courtesy to those who requested notice (approximately 500 plus persons and/or organizations).

This Communication is provided in response to section 3 of the Motion as noted above. At the statutory public meeting on March 3, 2020, members of Committee made comments and provided a direction to Staff to, in considering the Motion, incorporate information with respect to traffic into the review. Efforts to address the issue of traffic in the context of the request for an Interim Control By-law (“ICBL”) have been addressed within this communication.

Analysis

Item 3) i. – The Request for an Interim Control By-law and the Studies identified within the Motion.

Interim Control By-laws are an extraordinary remedy used to freeze land use permissions while a municipality studies or reviews its policies.

The use of an ICBL is authorized by section 38 of the *Planning Act*. For ease of reference, an excerpt of Section 38 of the *Planning Act* is attached to this communication as Attachment 1.

ICBLs place a temporary freeze on existing land use permissions while a municipality is studying or reviewing its policies. The freeze can be imposed for a year, with a maximum extension of another year. There is no ability to appeal an ICBL to the Local Planning Appeal Tribunal (“LPAT”) within the first year it is passed, except by the Minister of

Municipal Affairs and Housing. However, any extension to an ICBL beyond the first year is subject to appeal to the LPAT by any person or public body who received notice of its passing. Notwithstanding the lack of appeal to the LPAT on first instance, an ICBL can be challenged through various application to the Courts. There are many examples of where Courts have considered ICBLs on challenges such as bad faith, lack of jurisdiction and failure to meet the statutory prerequisites.

ICBLs have been recognized by the Courts and the LPAT as an extraordinary remedy which serves as an important planning instrument for a municipality. Because ICBLs allow a municipality to suspend development that may conflict with any new policy while in the process of reconsidering its land use policies, it is a tool which municipalities must employ with caution. ICBLs are most commonly enacted in a situation of urgency, when a municipality needs “breathing room” to study its policies. The following requirements have been established through case law as the requirements to be taken into consideration in determining the appropriateness of an ICBL:

1. Section 38 of the *Planning Act* must be interpreted strictly because it permits the municipality to negate development rights;
2. The municipality must substantiate the planning rationale behind the authorizing resolution and the ICBL;
3. The ICBL must conform with the Official Plan; and
4. The authorized review must be carried out fairly and expeditiously.

In addition, the foregoing principles have also been supplemented with the following two questions in the 1996 Ontario Municipal Board decision of *Carr v. Owen Sound (City)*, 1996 CarswellOnt 5579 at para. 18:

1. Is the situation sufficiently urgent to require the immediate negation of permitted uses and development rights?
2. Are there effective and less drastic instruments that might have been used by the municipality to achieve the desired end?

The Supreme Court of Canada has commented on the extraordinary nature of the power to enact an ICBL and its purpose in *London (City) v. RSJ Holdings Inc.*, [2007] 2 S.C.R. 588 at para. 27:

“Interim control by-laws are powerful zoning tools by which municipalities can broadly freeze the development of land, buildings and structures within a municipality. The power to enact an interim control by-law has been aptly described as an 'extraordinary one, typically exercised in a situation where an unforeseen issue arises with the terms of an existing zoning permission, as a means of providing breathing space during which time the municipality may study the problem and determine the appropriate planning policy and controls for dealing with the situation.’”

Prior to passage of an ICBL, Council must authorize that a land use planning study be undertaken. The scope of the planning study and the area to be subject to the ICBL must be clearly identified in the Council resolution. If an ICBL is to be enacted, Council must approve the required funding to undertake the study(ies) and the study(ies) must be carried out fairly and expeditiously.

A number of studies have been identified within the Motion; not all are land use planning studies, and most have been completed by the Applicant and are under review.

There is reference within the Motion to the ICBL being incorporated within the City-wide Zoning By-law Review and the City-wide Official Plan Review. Neither of those suggestions is practical, necessary nor recommended by Staff.

The purpose of the City-wide Zoning By-law Review is to create a progressive By-law with updated, contemporary uses and standards that conform with the City of Vaughan Official Plan 2010 ("VOP 2010"). The new Zoning By-law (once passed) will implement VOP 2010 and accurately reflect the intent of policy direction under one consolidated, streamlined Zoning By-law. It should be noted that the City-wide Zoning By-law Review is nearing completion, and that a staff recommendation regarding its passage is expected to be brought forward before the end of this year.

In contrast, the City-wide Official Plan Review is in its early stages and its completion is tied to a number of matters outside of the City's control, which include the timing for the proposed amendment to the Growth Plan and the Region's Municipal Comprehensive Review. As such, it is unlikely that the timeframes of either initiative will be of assistance should Council choose to enact an ICBL, and any request for a land use study in response to the Development Applications should be separated from those two processes.

As set out above, before the passage of any ICBL, Council must authorize that a land use study be undertaken. Within the Motion, a number of studies have been identified. Staff interpret the request in the Motion to mean that the studies identified should be undertaken by the City in response to the Development Applications. Of note, a number of the identified studies have in fact been completed by the Applicant based on the requirements of the City in consultation with the TRCA, as identified within the Pre-Application Consultation ("PAC") meeting that was held prior to the submission of the Development Applications.

The PAC meeting took place with representatives and consultants for Clubhouse on November 22, 2018. As is standard practice, the Toronto and Region Conservation Authority ("TRCA"), York Region, and relevant City of Vaughan departments were invited to and attended the meeting to determine the requirements for the submission of the Development Applications. As part of that process, requests were made to ensure that the studies provided are sufficient to allow for the consideration of the Development Applications. Specifically, the policies within VOP 2010 provide guidance as to the studies required. Of significance is Policy 9.2.2.17 c) which provides that: "Should the Private

open space cease to exist, appropriate alternate land uses shall be determined through the Official Plan amendment process and shall be subject to an area specific study.” In conformity with that policy, the pre-application process was engaged by City staff to establish study requirements to be completed by Clubhouse sufficient to constitute “an area specific study.”

The Development Applications were initially received on December 23, 2019, and additional materials were submitted on January 29, 2020, which were required to deem the applications complete. Clubhouse was formally advised that the Development Applications were deemed complete on February 5, 2020. The Development Applications were circulated for formal comment on January 14, 2020. The studies submitted by Clubhouse in support of the Development Applications were identified in the Staff Report considered at the statutory public meeting of March 3, 2020 and are available for public review online.

Comments from the various stakeholder groups and agencies are being received by the Development Planning Department and must be reviewed and finalized to the satisfaction of the City and review agencies prior to the preparation of any technical report regarding the Development Applications, and its impact on the surrounding area. VOP 2010 (Policy 10.1.3.5) provides that where a study has been submitted in support of a development application, and it is determined by the City that a peer review is required, the peer review shall be coordinated by the City and prepared at the expense of the applicant.

Further, not all of the studies identified within the Motion are “land use planning” studies, and accordingly, do not represent grounds for an ICBL. As an example, a “Mental Health Impact Assessment” and “Community Economic Impact Study” are not “land use planning” studies.

If Council directs that City commissioned studies are required, funding will need to be allocated for the required studies.

Should Council require that some or all of the studies referred to in the Motion be completed as justification for the ICBL, Council must direct a budget amendment to secure the necessary funding. Staff anticipate the procurement and study processes will take a minimum of 18-24 months to complete, thereby necessitating an extension of the ICBL should one be enacted. Council should be aware that enacting an ICBL and undertaking the studies does not prevent the applicant from exercising their appeal rights, nor does it necessarily stop any LPAT processes.

The estimated cost for the identified studies would range between \$750,000 to \$1,500,000 depending on the final terms reference and the scope of each study. The Traffic Impact Study (\$300,000 - \$500,000), Land Use Study (\$100,000) and Cultural Heritage Landscapes Strategy and Implementation Study (\$165,000) alone would have a total estimated cost of over \$500,000. The Motion also considers the completion of, but not limited to, Community Area Specific Study, Environmental Impact Study, Mental Health Impact Assessment, Archaeological Impact Assessment, and City-wide Open

Space/Climate Change Study. Furthermore, undertaking the studies to support an ICBL is not currently included in any workplan within the Planning and Growth Management portfolio, and may delay other studies that have commenced or are planned, or alternatively would require additional resource allocation, thereby increasing the estimated cost.

In some cases, the intent and scope of the requested study is unclear, particularly in terms of how it would differ from the studies already submitted by Clubhouse in accordance with the PAC requirements. As such, Staff should be provided with a clear understanding of what the Council expectations are so as to inform any future terms of reference required.

Comments regarding the request for a Mental Health Impact Assessment.

A Mental Health Impact Assessment is not a typical study that is sought in the planning context of a site-specific development proposal nor does it form part of the regulatory framework under the *Planning Act*. The City of Vaughan has never undertaken such a study, and VOP 2010 does not include a policy to identify the requirement for a Mental Health Impact Assessment. 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 and the current development applications for the Copper Creek Golf Club. These applications represent the first time where a study related to mental health has been requested in response to an infill development.

First Nations engagement has been initiated.

The Development Applications have been circulated to the appropriate First Nations community representatives for review and comment. Comments received will be considered through further discussion and engagement during the review process prior to the preparation of the technical report for the Development Applications.

Item 3) ii. – The request that any ICBL prohibit otherwise permitted site alterations, among other things.

Staff appreciate the concern regarding tree removal and site alteration. These matters are regulated pursuant to existing City bylaw and TRCA requirements. An ICBL is directed to prohibiting specified uses of land, buildings or structure, and is not required to duplicate existing regulatory tools in respect of tree removal and site alteration.

Item 3) iii. – The request that Keep Vaughan Green be granted a right to select experts who would be retained by the City to prepare studies identified earlier within the Motion.

The request to have Keep Vaughan Green and others be granted the right, after consultation with its legal team and the City, to select qualified experts to conduct studies on behalf of the City is unprecedented and falls outside of the public sector procurement process. More importantly, it is imperative that the City retain its independence in any

review of City policy and the Development Applications, including the ability to retain independent peer review experts where necessary.

Item 3) iv. – The request that the studies be funded by the City and reimbursed by the developer.

The request proposes City-funded studies by external consultants, which are not currently budgeted for and would require a funding source. While the City may seek reimbursement from applicants for peer reviews and VOP 2010 includes a policy to this effect, it cannot require an applicant to pay for City-initiated studies.

Further, the statement contained within the request includes the following add on: “in order to ensure that such studies are conducted without bias”. This statement is not a sentiment that Staff shares as it suggests that studies commissioned by the developer are biased, and not prepared by professionals who are subject to various professional standards. A difference in opinion does not equate to bias. 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.

Item 3) v. - The request that a conservation easement protecting at least 66% of the subject lands be executed immediately.

An easement is a right in land which would have to be purchased or expropriated and in either event, would be subject to legislated processes. Council would have to provide direction and allocate a budget for this, which at this time is undetermined.

Consideration of a conservation easement is premature at this time. It is possible that a portion of the lands subject to the Development Applications may be dedicated in public ownership, free of all costs, through the development review process (should redevelopment of the lands be approved). The Development Applications apply to lands comprising 118.232 hectares. The proposed Draft Plan of Subdivision includes several Blocks identified for “Park”, “Buffer”, “Open Space” and “Vista Uses”. These Blocks represent a total of 72.55 hectares and potentially could be conveyed into public ownership; some of which would be free of all costs. The Plan also includes 4.707 hectares for stormwater management facilities which are typically conveyed into public ownership.

Item 3) vi. – The request that staff meet with reps for KVG to give effect to the matters set forth in the Motion.

Staff are not supportive of the matters set forth in the Motion. However, if Council resolves that a land use planning study(ies) is(are) required and directs a meeting between staff and representatives of KVG, further clarity is required as to what the expectations are “to give effect to the matters set forth above”. There are a number of issues within the Motion as drafted for which Staff have provided comments herein. Also, as stated previously, it

is imperative that the City retain its independence in the review of its policies and the Development Applications.

Financial Impact

The financial impact is dependent on what Council chooses to do based on the information and opinion provided within this communication. Specifically, and as set out above in the “Analysis” section and below in the “Conclusion”, a budget amendment is necessary if Council chooses to enact an ICBL and will range between \$500,000 to \$1,500,000.

Conclusion

Staff are not of the opinion that a City commissioned land use study is needed to arrive at recommendations on the Development Applications. Accordingly, Staff are not of the opinion that there is a need for an ICBL. Staff are in the process of reviewing the Development Applications and the accompanying studies. Through that review, if it is determined that peer reviews are warranted, staff will exercise their authority to request same as part of the review process. Alternatively, if Council has concerns with the studies submitted to date, Council can direct that independent peer reviews be undertaken on behalf of the City with respect to the studies of concern.

If Council is of the opinion that the Development Applications warrant and justify the need for City initiated studies, then it may see fit to enact an ICBL to allow for a study of the land use policy (preceded by resolution of the necessary land use study(ies)) and it must direct a budget amendment. The scope of the planning study and the area to be subject to the ICBL must also be clearly identified in the Council resolution. However, this is not what Policy 9.2.2.17 of the VOP 2010 contemplates, nor was it required for other golf course conversions. The anticipated cost is estimated to be a minimum of \$750,000 and could be as high as \$1,500,000. The actual cost is dependent on the final scope of the studies.

Attachments

1. Planning Act excerpt – S. 38

Prepared By

Clement Messere, Senior Planner, ext. 8409

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

Mauro Peverini, Director of Development Planning, ext. 8407

Caterina Facciolo, Deputy City Solicitor, Planning and Real Estate, ext. 8862

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Nick Spensieri', with a horizontal line extending from the end.

NICK SPENSIERI
Acting Deputy City Manager
Planning and Growth Management

A handwritten signature in black ink, appearing to read 'Wendy Law', with a horizontal line extending from the end.

WENDY LAW
Deputy City Manager
Administrative Services and City Solicitor

Copy to: Todd Coles, City Clerk
 Mary Real, Acting City Manager

Attachment No. 1 – Excerpt from the Planning Act – Section 38

38(1) Where the council of a local municipality has, by by-law or resolution, directed that a review or study be undertaken in respect of land use planning policies in the municipality or in any defined area or areas thereof, the council of the municipality may pass a by-law (hereinafter referred to as an interim control by-law) to be in effect for a period of time specified in the by-law, which period shall not exceed one year from the date of the passing thereof, prohibiting the use of land, buildings or structures within the municipality or within the defined area or areas thereof for, or except for, such purposes as are set out in the by-law.

Extension of period by-law in effect

(2) The council of the municipality may amend an interim control by-law to extend the period of time during which it will be in effect, provided the total period of time does not exceed two years from the date of the passing of the interim control by-law.

Notice of passing of by-law

(3) No notice or hearing is required prior to the passing of a by-law under subsection (1) or (2) but the clerk of the municipality shall, in the manner and to the persons and public bodies and containing the information prescribed, give notice of a by-law passed under subsection (1) or (2) within thirty days of the passing thereof.

Appeal to Local Planning Appeal Tribunal (L.P.A.T.) re by-law passed under subs. (1)

(4) The Minister may, within 60 days after the date of the passing of a by-law under subsection (1), appeal to the Tribunal by filing with the clerk of the municipality a notice of appeal setting out the objection to the by-law and the reasons in support of the objection.

Appeal to L.P.A.T. re by-law passed under subs. (2)

(4.1) Any person or public body who was given notice of the passing of a by-law under subsection (2) may, within 60 days after the date of the passing of the by-law, appeal to the Tribunal by filing with the clerk of the municipality a notice of appeal setting out the objection to the by-law and the reasons in support of the objection.

Application

(5) If a notice of appeal is filed under subsection (4) or (4.1), subsections 34 (23) to (26) apply with necessary modifications to the appeal.

When prior zoning by-law again has effect

(6) Where the period of time during which an interim control by-law is in effect has expired and the council has not passed a by-law under section 34 consequent on the completion of the review or study within the period of time specified in the interim control by-law, or where an interim control by-law is repealed or the extent of the area covered thereby is reduced, the provisions of any by-law passed under section 34 that applied immediately prior to the coming into force of the interim control by-law again come into force and have effect in respect of all lands, buildings or structures formerly subject to the interim control by-law.

Where by-law appealed

(6.1) If the period of time during which an interim control by-law is in effect has expired and the council has passed a by-law under section 34 consequent on the completion of the review or study within the period of time specified in the interim control by-law, but there is an appeal of the by-law under subsection 34(19), the interim control by-law continues in effect as if it had not expired until the date of the order of the Tribunal or until the date of a notice issued by the Tribunal under subsection 34 (23.1) unless the interim control by-law is repealed.

Prohibition

(7) Where an interim control by-law ceases to be in effect, the council of the municipality may not for a period of three years pass a further interim control by-law that applies to any lands to which the original interim control by-law applied.

Application of s.34(9)

(8) Subsection 34(9) applies with necessary modifications to a by-law passed under subsection (1) or (2).

From: David Chen [REDACTED]
Sent: Tuesday, June 23, 2020 9:54 AM
To: Council@vaughan.ca; Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>
Cc: njaved@thestar.ca; amartinrobbins@yrmg.com; jgray@globeandmail.com; breakingnews@cp24.com; minister.mah@ontario.ca; Keep Vaughan Green <keepvaughangreen@gmail.com>; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] Concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

June 22, 2020

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

A draft motion has been submitted to our Ward 2 Councillor Tony Carella resolving that Vaughan Council:

1. Will reject any request of support by the applicant(s) for a Minister's Zoning Order or proposed Minister's Zoning Order that may be forthcoming on the former Board of Trade Golf Course.
2. Will support the normal planning process legislated by the Ontario Planning Act and conferred upon Municipal Governments under the Ontario Planning Act.
3. Will not support any planning directive that does not include all stakeholders, specifically the citizens of the City of Vaughan.

4. Will support our residents to retain their right to be part of the planning process and to play a key role in assessing how the proposed Toronto Board of Trade development application will impact their community

Issuing such a MZO would be unjust to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

We have recently been informed that the Minister of Municipal Affairs and Housing, Steve Clark, has advised of the intention to end the temporary suspension of the Planning Act timelines as of June 22, 2020 and NOT when the province lifts the state of Emergency as originally intended. We ask that the city consider continuing this temporary hold on timelines given the extent to which York Region has been impacted by Covid19, and given that our region has not been able to 'open up' as early as other jurisdictions. We further request that the special COW that is recently scheduled for July 8, 2020 be rescheduled to a later date so as to allow maximal participation of residents (as has been granted to other rate payer groups for other development applications).

Sincerely,

Xianfeng Chen & Xiaoxia Wu

■ Squire Graham Lane, Woodbridge, ON

COMMUNICATION – C19
ITEM 1
Special Committee of the Whole
July 8, 2020

June 22, 2020

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Sincerely,

Tony & Laura Di Giuseppe
[REDACTED] Davidson Drive
Woodbridge, ON
[REDACTED]

From: Farideh Saber [REDACTED] >
Sent: Tuesday, June 23, 2020 11:37 AM
To: Clerks@vaughan.ca; Council@vaughan.ca; todd.coels@vaughan.ca
Cc: amartinrobbins@yrmg.com; breakingnews@cp24.com; Messere, Clement
<Clement.Messere@vaughan.ca>; keepvaughangreen@gmail.com; minister.mah@ontario.ca;
njaved@thestar.ca
Subject: [External]

Dear Mayor and Members of Council:

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Issuing such a MZO would be unjust to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

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We ask that the city consider continuing this temporary hold on timelines given the extent to which York Region has been impacted by Covid19, and given that our region has not been able to 'open up' as early as other jurisdictions. We further request that the special COW that is recently scheduled for July 8, 2020 be rescheduled to a later date so as to allow maximal participation of residents (as has been granted to other rate payer groups for other development applications).

--

Fay Saber

C21 Heritage Group

Office: [REDACTED]

Fax: [REDACTED]

Direct: [REDACTED]

June 23, 2020

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Issuing such a MZO would be unjust to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

We have recently been informed that the Minister of Municipal Affairs and Housing, Steve Clark, has advised of the intention to end the temporary suspension of the Planning Act timelines as of June 22, 2020 and NOT when the province lifts the state of Emergency as originally intended. We ask that the city consider continuing this temporary hold on timelines given the extent to which York Region has been impacted by Covid19, and given that our region has not been able to 'open up' as early as other jurisdictions. We further request that the special COW that is recently scheduled for July 8, 2020 be rescheduled to a later date so as to allow maximal participation of residents (as has been granted to other rate payer groups for other development applications).

Sincerely,

Rosalee Bello
 Firglen Ridge

June 22 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mayor and Members of Council

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

A draft motion has been submitted to our Ward 2 Councillor Tony Carella resolving that Vaughan Council:

1. Will reject any request of support by the applicant(s) for a Minister's Zoning Order or proposed Minister's Zoning Order that may be forthcoming on the former Board of Trade Golf Course.
2. Will support the normal planning process legislated by the Ontario Planning Act and conferred upon Municipal Governments under the Ontario Planning Act.
3. Will not support any planning directive that does not include all stakeholders, specifically the citizens of the City of Vaughan.
4. Will support our residents to retain their right to be part of the planning process and to play a key role in assessing how the proposed Toronto Board of Trade development application will impact their community

Issuing such a MZO would be unjust to the taxpayers of this community.

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independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

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Thank you for attention to this matter.

Submitted respectfully,

Lisa Di Prospero and Bruno Oppedisano
Proud residents of [REDACTED] Cairnburg Place
Woodbridge ON [REDACTED]

-----Original Message-----

From: Penelope Castrodale [REDACTED] >
Sent: Tuesday, June 23, 2020 1:49 PM
To: Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>; Council@vaughan.ca
Cc: njaved@thestar.ca; amartinrobbins@yrmg.com; jgray@globeandmail.com; breakingnews@cp24.com; minister.mah@ontario.ca; keepvaughangreen@gmail.com; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] Board of Trade Golf Course

June 22, 2020

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

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Sincerely,
Penelope and Joseph Castrodale
[REDACTED] Caimburg Place
Woodbridge, ON [REDACTED]

[REDACTED]

From: Board of Director <kvgdirector1@gmail.com>

Sent: Tuesday, June 23, 2020 1:57 PM

To: Coles, Todd <Todd.Coles@vaughan.ca>

Cc: Carella, Tony <Tony.Carella@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Clerks@vaughan.ca; KEEP VAUGHAN GREEN <keepvaughangreen@gmail.com>; Messere, Clement <Clement.Messere@vaughan.ca>; Bob Moroz <bobm@rfidcanada.com>

Subject: Re: [External] July 8 special COW

Dear Mayor and Members of Vaughan Council,

Keep Vaughan Green is writing to ask for a deferral of the special Committee of the Whole scheduled for July 8, 2020.

Keep Vaughan Green has previously written in solidarity with other Vaughan ratepayer groups to defer controversial development applications pending approval that have significant impact on our community since they require official plan amendments that far exceed existing zoning requirements. We are aware that some application deferrals have been granted to September. Considering the large-scale impact the Board of Trade Golf Course (BOTGC) File 19T-19V007 development application has on the Vaughan community, Keep Vaughan Green and its community members feel the same deferral should be granted for this application. In addition to our communication to council in support of Elvira Caria, we have also engaged with council members regarding the rescheduling and deferral of the special COW with presentation of the staff report concerning the ICBL, as well as a motion to reject a Minister's Zoning Order (MZO) on the BOTGC lands. Thus council has been made aware of our community's concerns and these were not taken into consideration by the Senior Leadership Team or Vaughan Council upon organizing the July 8 Special COW.

Not all Vaughan residents have access to the internet or do not obtain the "technology know-how" to participate in teleconference initiatives. Hundreds of residents attended the public hearing held on March 3, 2020 at Vaughan City Hall, and engaged through in person deputations and letters. A COW with only electronic participation would greatly reduce the number of residents able to participate and present their concerns, thereby diminishing the effectiveness and impact of our voices. The opinions of our community members matter. The planning process must allow for diverse and equal opportunities for public engagement, holding a public hearing whereby

participation is solely electronic leads to INEQUALITY of opportunity and is a violation of the Planning Act.

Keep Vaughan Green and it's Community members request a deferral of the July 8, 2020 Special COW for the above-mentioned reasons. Additionally we request that such a deferral would also correspond with deferral of the development application decision deadline.

Sincerely,

Members of Keep Vaughan Green

KVG Board of Director
www.keepvaughangreen.com

On Mon, Jun 22, 2020 at 1:28 PM Coles, Todd <Todd.Coles@vaughan.ca> wrote:

Laura,

Thank you for getting in touch with me regarding the Special Committee eof the Whole meeting scheduled for July 8th at 7:00 PM. This meeting was approved by our Senior Leadership Team and we confirmed availabilty of the Council Memebrs before finalizing the date. In addition, Notices for this meeting were sent out last Friday.

There is no opportunity to change the meeting date.

Thank you,

Todd

Todd Coles, BES, ACST(A), MCIP, RPP
City Clerk
905-832-8585, ext. 8281 | todd.coles@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan ON L6A 1T1
vaughan.ca



-----Original Message-----

From: Carella, Tony <Tony.Carella@vaughan.ca>

Sent: June 22, 2020 12:52 PM

To: KVG Board of Director <kvgdirector1@gmail.com>; Coles, Todd <Todd.Coles@vaughan.ca>

Subject: Re: [External] July 8 special COW

Laura, I am forwarding this to the Clerk as this falls under his duties

From: KVG Board of Director <kvgdirector1@gmail.com>

Sent: Monday, June 22, 2020 9:16 AM

To: Carella, Tony

Subject: [External] July 8 special COW

Good morning Councillor Carella,

KVG wants to know if there is a possibility to move the July 8 special COW to the end of July.

Please advise,

Laura

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

From: Hatem Abu El-Neel [REDACTED] >
Sent: Tuesday, June 23, 2020 12:10 PM
To: Messere, Clement <Clement.Messere@vaughan.ca>
Cc: Kiru, Bill <Bill.Kiru@vaughan.ca>
Subject: Re: [External] Rezoning of the Board of Trade Golf Course Lands (important & urgent)

Good day Mr. Messere,

I hope this email finds you well.

As you're concluding the related staff report that will be presented to the outside world on or before July 8th, 2020, I'd like to bring to your attention the following;

I had a discussion with **Mr. Andrew Doersam (Senior Planner form the ministry of housing and municipal affair)** seeking his interpretation for the provincial policy 2020 in relation to mental health impact. Mr Doersam, as you can read in the email (PDF attached) says that,

"while the PPS does not speak to mental health directly, it does address the provision of public health and safety issues more broadly through effective land use planning".

As I understand his statement, the PPS is not supposed to stop the mental health impact from being studied in case it is identified as a potential negative impact on the residents.

I hope that the report from your department guides for exploring the potential negative mental health impact of the proposed development ,in its current format, through seeking the guidance of specialized personnel. It's not safe for any one, especially the current and the future residents in this community, if health issues are dealt with by non-specialized personnel.

I'd like to reiterate that the consequences of mental health deterioration range from loss of productivity to disabilities and even self harm and harm to others, no one should contribute to creating the circumstances that might lead to such dire consequences without seeking the advice of the right health experts.

Keep Vaughan green did contact a well known **Canadian professor in environmental psychology** who works as a consultant in this field. The professor did put together a proposal for a mental health impact study that answers most important related questions. I can share the same with you if you want.

Thanking you for reading my email and looking forward to hearing any concerns/questions you might have.

Regards,

Hatem

Cell: [REDACTED]

On Friday, February 28, 2020, 01:31:35 p.m. EST, Hatem Abu El-Neel <[REDACTED]> wrote:

Thanks Mr. Messere.

I'm also copying ALL COUNCIL MEMBERS who voted yes or no to the deletion of the directions to conduct the impact studies on June 19, 2018 (minutes attached) after being adopted on May 8, 2018 (minutes attached) with my understanding of your below response. I appreciate if I get corrections to the following statements from the planning staff or the council members if I'm wrong;

1. The impact studies, overall, were cancelled because they are either too costly or redundant.
2. The health impact study was cancelled because it's not part of the regulatory framework, yet opinions from health care specialists (public and/or mental health) were never sought by the planning staff or the council members before taking the decision that a health impact study is not necessary. --> **Please correct me if I'm wrong**

Thanking you in advance for sending me any corrections to my above understanding if any.

Regards,

Hatem ABOU EL NILE

Resident at [REDACTED] Kilmuir gate, Vaughan

On Thursday, February 27, 2020, 06:07:56 p.m. EST, Messere, Clement
<clement.messere@vaughan.ca> wrote:

Mr. Abou El-Neel,

My understanding is that the Motion you referenced was considered and modified by Council on June 19, 2018. And Council resolved that no further action was required.

My understanding is that Council had before it a staff communication advising that in order to conduct the studies as outlined in the original motion, the anticipated cost to complete some of the studies would be \$500,000.00. In addition, it was suggested that some of the referenced studies could form part of the Municipal Comprehensive Review / Official Plan Review.

With regard specifically to a Health Impact Analysis, Council was advised that such a study is not a typical study that is sought in the planning context of a Municipal Comprehensive Review or site-specific development proposal, nor does it form part of the regulatory framework.

Regards,

Clement Messere, BAA, MCIP, RPP

Senior Planner

T: 905-832-8585 x 8409 | F: 905-832-6080 | clement.messere@vaughan.ca

City of Vaughan | Development Planning Department

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

www.vaughan.ca



From: Cavalluzzo, Fabrizio [REDACTED] >
Sent: Thursday, February 27, 2020 10:18 AM
To: [REDACTED] <[\[REDACTED\]](mailto:[REDACTED])>
Cc: Ciafardoni, Joy <Joy.Ciafardoni@vaughan.ca>; Tullo, Julia <Julia.Tullo@vaughan.ca>; Kiru, Bill <Bill.Kiru@vaughan.ca>; Messere, Clement <Clement.Messere@vaughan.ca>

Subject: RE: [External] Rezoning of the Board of Trade Golf Course Lands (important & urgent)

Good morning Hatem,

On behalf of Mayor Bevilacqua, I am acknowledging receipt of your email and wish to thank you for taking the time to contact our office.

By copy of my response to Clement Messere and Bill Kiru, the Mayor is requesting that the appropriate staff address your enquiry in a timely manner.

Kind regards,

Fabrizio Cavalluzzo

Special Assistant to the Mayor - Community Relations

Hon. Maurizio Bevilacqua, P.C.

Mayor, City of Vaughan

905-832-8585 Ext. 8835 | Fabrizio.Cavalluzzo@vaughan.ca

City of Vaughan | Office of the Mayor

2141 Major Mackenzie Dr. Vaughan, ON L6A 1T1

vaughan.ca



From: Hatem Abu El-Neel <[h\[REDACTED\]@vaughan.ca](mailto:h[REDACTED]@vaughan.ca)>

Sent: Thursday, February 27, 2020 9:43 AM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>

Cc: Kiru, Bill <Bill.Kiru@vaughan.ca>; Messere, Clement <Clement.Messere@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Ciafardoni, Joy <Joy.Ciafardoni@vaughan.ca>

Subject: [External] Rezoning of the Board of Trade Golf Course Lands (important & urgent)

Good day Mr. Bevilaqua,

I 'm looking for answers to 2 questions if possible;

During the COW meeting on May 8, 2018 (minutes attached), the council directed the city personnel to conduct some impact studies in relation to the above suggested rezoning, then during the council meeting on June 19, 2018 (minutes attached) the council decided to delete these directions.

I contacted Mr. Tony Carella to ask about the reasons based on which the directions were deleted, but he can't recall them and referred the questions to the planning department (Mr. Clement Messere and Mr. Bill Kiru). It has been almost two weeks since the planning department received the questions, yet during a phone conversation with Mr. Messere yesterday he doesn't seem to be sure on how to respond to me.

My questions are;

1. Why did the council decide to delete the directions (if you can't recall the general reasons, then please advise why did you vote yes for deleting the directions to the city staff)
2. Has there been any efforts to check the feasibility of conducting these impact studies?

Appreciate receiving your response the earliest possible (hopefully today or tomorrow)

Thanks & regards,

Hatem ABOU EL NILE

Resident at ■ Kilmuir gate, Vaughan

Cell:



This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

COMMUNICATION – C26
ITEM 1
Special Committee of the Whole
July 8, 2020

From: Dr. Mary [REDACTED] >
Sent: Tuesday, June 23, 2020 6:38 AM
To: Coles, Todd <Todd.Coles@vaughan.ca>; Council@vaughan.ca; amartinrobbins@yrmg.com; jgray@globeandmail.com; breakingnews@cp24.com; ministtermah@ontario.ca; keepvaughangreen@gmail.com; Messere, Clement <Clement.Messere@vaughan.ca>;

njaved@thestar.ca

Subject: [External] Keep Vaughan Green!!

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

A draft motion has been submitted to our Ward 2 Councillor Tony Carella resolving that Vaughan Council:

1. Will reject any request of support by the applicant(s) for a Minister's Zoning Order or proposed Minister's Zoning Order that may be forthcoming on the former Board of Trade Golf Course.
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4. Will support our residents to retain their right to be part of the planning process and to play a key role in assessing how the proposed Toronto Board of Trade development application will impact their community

Issuing such a MZO would be unjust to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

We have recently been informed that the Minister of Municipal Affairs and Housing, Steve Clark, has advised of the intention to end the temporary suspension of the Planning Act timelines as of June 22, 2020 and NOT when the province lifts the state of Emergency as originally intended. We ask that the city consider continuing this temporary hold on timelines given the extent to which York Region has been impacted by Covid19, and given that our region has not been able to 'open up' as early as other jurisdictions. We further request that the special COW that is recently scheduled for July 8, 2020 be rescheduled to a later date so as to allow maximal participation of residents (as has been granted to other rate payer groups for other development applications).

Dr. Mary Nadalini. Sent from my iPhone

From: Robert [REDACTED]
Sent: Wednesday, June 24, 2020 8:30 AM
To: Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>; Council@vaughan.ca
Cc: njaved@thestar.ca; amartinrobbins@yrmg.com; jgray@globeandmail.com; minister.mah@ontario.ca; Keep Vaughan Green <keepvaughangreen@gmail.com>; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] Re: Clubhouse Developments Inc. - Meeting
Importance: High

June 24, 2020

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

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Sincerely,

Robert & Enza Pizzola
[REDACTED] Vaughan Mills Rd
Woodbridge, On [REDACTED]

Sent from [Mail](#) for Windows 10

From: svillani@yorku.ca [REDACTED]
Sent: Wednesday, June 24, 2020 1:43 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Cc: Council@vaughan.ca; Clerks@vaughan.ca
Subject: [External] Committee of the Whole meeting, July 8, 2020

June 24, 2020

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

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consider continuing this temporary hold on timelines given the extent to which York Region has been impacted by Covid19, and given that our region has not been able to 'open up' as early as other jurisdictions. We further request that the special COW that is recently scheduled for July 8, 2020 be rescheduled to a later date so as to allow maximal participation of residents (as has been granted to other rate payer groups for other development applications).

Sincerely,

Maria Villani

■ Cairnburg Place

Woodbridge ■

COMMUNICATION – C29
ITEM 1
Special Committee of the Whole
July 8, 2020

From: svillani@yorku.ca [REDACTED]
Sent: Wednesday, June 24, 2020 1:28 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Cc: Council@vaughan.ca; Clerks@vaughan.ca
Subject: [External] request, re: Committee of the Whole meeting July 8 2020

Dear Mayor Bevilacqua,

I am writing again concerning the proposed Board of Trade golf course development (Clubhouse Developments Inc.), a proposal that, for years now, has disrupted the daily existence of the citizens of our community. People are anxious and understandably so because they are experiencing health issues and facing large financial losses as their property tumbles in value and ironically the taxes increase. The community is 99.9% against this development.

These days you and city councillors are receiving several requests to postpone the Committee of the whole meeting scheduled for July 8, 2020. I would like to add my voice to this reasonable request. Given the current Covid-19 emergency, I urge you to respond positively to this request.

As you know, the majority of residents in this community are seniors of immigrant background.

They simply do not have the technical skills to participate in a virtual meeting. And to deny them a voice in this important matter is neither liberal nor democratic.

Moreover, I hope that the Community will be given access to the staff report as soon as it is available so that everyone can consider it in a timely fashion and seek consultation if needed.

Thank you for your attention to this matter.

Warm regards,

Sergio Villani
[REDACTED] Cairnburg Place,
Woodbridge, Ontario [REDACTED]

COMMUNICATION – C30

ITEM 1

Special Committee of the Whole

July 8, 2020

June 22, 2020

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

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Sincerely,

Your name and address:

[REDACTED]

[REDACTED] AMPIZZO AVE, [REDACTED]

Chad Wall

From: Linda Villani [REDACTED]
Sent: Wednesday, June 24, 2020 10:10 PM
To: Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>; Council@vaughan.ca
Cc: minister.mah@ontario.ca; breakingnews@cp24.com; jgray@globeandmail.com; njaved@thestar.ca; amartinrobbins@yrmg.com; keepvaughangreen@gmail.com; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] Clubhouse Developments Inc BOT request

June 22, 2020

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

A draft motion has been submitted to our Ward 2 Councillor Tony Carella resolving that Vaughan Council:

1. Will reject any request of support by the applicant(s) for a Minister's Zoning Order or proposed Minister's Zoning Order that may be forthcoming on the former Board of Trade Golf Course.
2. Will support the normal planning process legislated by the Ontario Planning Act and conferred upon Municipal Governments under the Ontario Planning Act.
3. Will not support any planning directive that does not include all stakeholders, specifically the citizens of the City of Vaughan.
4. Will support our residents to retain their right to be part of the planning process and to play a key role in assessing how the proposed Toronto Board of Trade development application will impact their community

Issuing such a MZO would be unjust to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

We have recently been informed that the Minister of Municipal Affairs and Housing, Steve Clark, has advised of the intention to end the temporary suspension of the Planning Act timelines as of June 22, 2020 and NOT when the province lifts the state of Emergency as originally intended. We ask that the city consider continuing this temporary hold on timelines given the extent to which York Region has been

impacted by Covid19, and given that our region has not been able to 'open up' as early as other jurisdictions. We further request that the special COW that is recently scheduled for July 8, 2020 be rescheduled to a later date so as to allow maximal participation of residents (as has been granted to other rate payer groups for other development applications).

Sincerely

Linda Villani

■ Cairnburg Place, Woodbridge ON, ■

**COMMUNICATION – C32
ITEM 1
Special Committee of the Whole
July 8, 2020**

June 22 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mayor and Members of Council

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

A draft motion has been submitted to our Ward 2 Councillor Tony Carella resolving that Vaughan Council:

1. Will reject any request of support by the applicant(s) for a Minister's Zoning Order or proposed Minister's Zoning Order that may be forthcoming on the former Board of Trade Golf Course.
2. Will support the normal planning process legislated by the Ontario Planning Act and conferred upon Municipal Governments under the Ontario Planning Act.
3. Will not support any planning directive that does not include all stakeholders, specifically the citizens of the City of Vaughan.
4. Will support our residents to retain their right to be part of the planning process and to play a key role in assessing how the proposed Toronto Board of Trade development application will impact their community

Issuing such a MZO would be unjust to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent

independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

We have recently been informed that the Minister of Municipal Affairs and Housing, Steve Clark, has advised of the intention to end the temporary suspension of the Planning Act timelines as of June 22, 2020 and NOT when the province lifts the state of Emergency as originally intended. We ask that the city consider continuing this temporary hold on timelines given the extent to which York Region has been impacted by Covid19, and given that our region has not been able to 'open up' as early as other jurisdictions. We further request that the special COW that is recently scheduled for July 8, 2020 be rescheduled to a later date so as to allow maximal participation of residents (as has been granted to other rate payer groups for other development applications).

Thank you for attention to this matter.

Submitted respectfully,

Adriana and Michael Grimaldi
Proud residents of [REDACTED] Cairnburg Place
Woodbridge ON [REDACTED]

COMMUNICATION – C33

ITEM 1

Special Committee of the Whole

July 8, 2020

June 22, 2020

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

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We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

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Sincerely,

Daniel & Sue Collins

TORRAN RD.
WOODBIDGE ON.

COMMUNICATION – C34
ITEM 1
Special Committee of the Whole
July 8, 2020

June 22, 2020

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

A draft motion has been submitted to our Ward 2 Councillor Tony Carella resolving that Vaughan Council:

1. Will reject any request of support by the applicant(s) for a Minister's Zoning Order or proposed Minister's Zoning Order that may be forthcoming on the former Board of Trade Golf Course.
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4. Will support our residents to retain their right to be part of the planning process and to play a key role in assessing how the proposed Toronto Board of Trade development application will impact their community

Issuing such a MZO would be unjust to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

We have recently been informed that the Minister of Municipal Affairs and Housing, Steve Clark, has advised of the intention to end the temporary suspension of the Planning Act timelines as of June 22, 2020 and NOT when the province lifts the state of Emergency as originally intended. We ask that the city consider continuing this temporary hold on timelines given the extent to which York Region has been impacted by Covid19, and given that our region has not been able to 'open up' as early as other jurisdictions. We further request that the special COW that is recently scheduled for July 8, 2020 be rescheduled to a later date so as to allow maximal participation of residents (as has been granted to other rate payer groups for other development applications).

Sincerely,

Rosanna and Frank Baldassarra
[REDACTED] Squire Graham Lane
Woodbridge, Ontario
[REDACTED]

From: Sonia Fiorini <[REDACTED]>
Sent: Thursday, June 25, 2020 3:59 PM
To: Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>; Council@vaughan.ca
Cc: njaved@thestar.ca; amartinrobbins@yrmg.com; jgray@globeandmail.com; breakingnews@cp24.com; minister.mah@ontario.ca; keepvaughangreen@gmail.com; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] Vaughan Citizen Concerned Voices: Development of the Board of Trade Golf Course

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

A draft motion has been submitted to our Ward 2 Councillor Tony Carella resolving that Vaughan Council:

1. Will reject any request of support by the applicant(s) for a Minister's Zoning Order or proposed Minister's Zoning Order that may be forthcoming on the former Board of Trade Golf Course.
2. Will support the normal planning process legislated by the Ontario Planning Act and conferred upon Municipal Governments under the Ontario Planning Act.
3. Will not support any planning directive that does not include all stakeholders, specifically the **citizens** of the City of Vaughan.
4. Will support our **residents** to retain their right to be part of the planning process and to play a key role in assessing how the proposed Toronto Board of Trade development application will impact their community.

Issuing such a MZO would be unjust to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

We have recently been informed that the Minister of Municipal Affairs and Housing, Steve Clark, has advised of the intention to end the temporary suspension of the Planning Act timelines as of June 22, 2020 and NOT when the province lifts the state of Emergency as originally intended. We ask that the city consider continuing this temporary hold on timelines given the extent to which York Region has been impacted by Covid19, and given that our region has not been able to 'open up' as early as other jurisdictions. We further request that the special COW that is recently scheduled for July 8, 2020 be rescheduled to a later date so as to allow maximal participation of residents (as has been granted to other rate payer groups for other development applications).

Sincerely,

Sonia Fiorini



Appian Way

COMMUNICATION – C36
ITEM 1
Special Committee of the Whole
July 8, 2020

June 26, 2020

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

A draft motion has been submitted to our Ward 2 Councillor Tony Carella resolving that Vaughan Council:

1. Will reject any request of support by the applicant(s) for a Minister's Zoning Order or proposed Minister's Zoning Order that may be forthcoming on the former Board of Trade Golf Course.
2. Will support the normal planning process legislated by the Ontario Planning Act and conferred upon Municipal Governments under the Ontario Planning Act.
3. Will not support any planning directive that does not include all stakeholders, specifically the citizens of the City of Vaughan.
4. Will support our residents to retain their right to be part of the planning process and to play a key role in assessing how the proposed Toronto Board of Trade development application will impact their community

Issuing such a MZO would be unjust to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

We have recently been informed that the Minister of Municipal Affairs and Housing, Steve Clark, has advised of the intention to end the temporary suspension of the Planning Act timelines as of June 22, 2020 and NOT when the province lifts the state of Emergency as originally intended. We ask that the city consider continuing this temporary hold on timelines given the extent to which York Region has been impacted by Covid19, and given that our region has not been able to 'open up' as early as other jurisdictions. We further request that the special COW that is recently scheduled for July 8, 2020 be rescheduled to a later date so as to allow maximal participation of residents (as has been granted to other rate payer groups for other development applications).

Sincerely,

Ilenia Giordano
 Appian Way

**COMMUNICATION – C37
ITEM 1
Special Committee of the Whole
July 8, 2020**

:

From: Sam Folino <sam@primalighting.ca>
Sent: Friday, June 26, 2020 4:53 PM
To: Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>; Council@vaughan.ca
Cc: 'njaved@thestar.ca' <njaved@thestar.ca>; 'amartinrobbins@yrmg.com' <amartinrobbins@yrmg.com>; 'jgray@globeandmail.com' <jgray@globeandmail.com>; 'breakingnews@cp24.com' <breakingnews@cp24.com>; 'minister.mah@ontario.ca' <minister.mah@ontario.ca>; Keep Vaughan Green <keepvaughangreen@gmail.com>; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] KEEP VAUGHAN GREEN !
Importance: High

June 26, 2020

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

A draft motion has been submitted to our Ward 2 Councillor Tony Carella resolving that Vaughan Council:

1. Will reject any request of support by the applicant(s) for a Minister's Zoning Order or proposed Minister's Zoning Order that may be forthcoming on the former Board of Trade Golf Course.
2. Will support the normal planning process legislated by the Ontario Planning Act and conferred upon Municipal Governments under the Ontario Planning Act.
3. Will not support any planning directive that does not include all stakeholders, specifically the citizens of the City of Vaughan.

4. Will support our residents to retain their right to be part of the planning process and to play a key role in assessing how the proposed Toronto Board of Trade development application will impact their community

Issuing such a MZO would be unjust to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

We have recently been informed that the Minister of Municipal Affairs and Housing, Steve Clark, has advised of the intention to end the temporary suspension of the Planning Act timelines as of June 22, 2020 and NOT when the province lifts the state of Emergency as originally intended. We ask that the city consider continuing this temporary hold on timelines given the extent to which York Region has been impacted by Covid19, and given that our region has not been able to 'open up' as early as other jurisdictions. We further request that the special COW that is recently scheduled for July 8, 2020 be rescheduled to a later date so as to allow maximal participation of residents (as has been granted to other rate payer groups for other development applications).

Sincerely,

Sam Folino and Family

■ Modesto Garden Woodbridge ON



Sam Folino
Prima Lighting
t. 905.851.1188
www.primalighting.ca



June 26, 2020

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents, part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

A draft motion has been submitted to our Ward 2 Councillor Tony Carella resolving that Vaughan Council:

1. Will reject any request of support by the applicant(s) for a Minister's Zoning Order or proposed Minister's Zoning Order that may be forthcoming on the former Board of Trade Golf Course.
2. Will support the normal planning process legislated by the Ontario Planning Act and conferred upon Municipal Governments under the Ontario Planning Act.
3. Will not support any planning directive that does not include all stakeholders, specifically the citizens of the City of Vaughan.
4. Will support our residents to retain their right to be part of the planning process and to play a key role in assessing how the proposed Toronto Board of Trade development application will impact their community

Issuing such a MZO would be unjust to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the

proposed Official Plan Amendment (OPA), plan of subdivision and zoning amendment for this site.

We have recently been informed that the Minister of Municipal Affairs and Housing, Steve Clark, has advised of the intention to end the temporary suspension of the Planning Act timelines as of June 22, 2020 and NOT when the province lifts the state of Emergency as originally intended. We ask that the city consider continuing this temporary hold on timelines given the extent to which York Region has been impacted by Covid19, and given that our region has not been able to 'open up' as early as other jurisdictions. We further request that the special Committee of the Whole (COW) that is recently scheduled for July 8, 2020 be rescheduled to a later date so as to allow maximal participation of residents (as has been granted to other rate payer groups for other development applications).

Sincerely,

Mary Belmonte
[REDACTED] Crofters Road
Woodbridge, Ontario
[REDACTED]

From: MICHAEL CACCAMO [REDACTED]
Sent: Sunday, June 28, 2020 6:51 PM
To: Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>; Council@vaughan.ca
Cc: njaved@thestar.ca; amartinrobbins@yrmg.com; jgray@globeandmail.com; breakingnews@cp24.com; minister.mah@ontario.ca; keepvaughangreen@gmail.com; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] Board of Trade Golf Course Development (20 Lloyd Street, Vaughan)

June 28, 2020

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

A draft motion has been submitted to our Ward 2 Councillor Tony Carella resolving that Vaughan Council:

1. Will reject any request of support by the applicant(s) for a Minister's Zoning Order or proposed Minister's Zoning Order that may be forthcoming on the former Board of Trade Golf Course.
2. Will support the normal planning process legislated by the Ontario Planning Act and conferred upon Municipal Governments under the Ontario Planning Act.
3. Will not support any planning directive that does not include all stakeholders, specifically the citizens of the City of Vaughan.
4. Will support our residents to retain their right to be part of the planning process and to play a key role in assessing how the proposed Toronto Board of Trade

development application will impact their community

Issuing such a MZO would be unjust to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

We have recently been informed that the Minister of Municipal Affairs and Housing, Steve Clark, has advised of the intention to end the temporary suspension of the Planning Act timelines as of June 22, 2020 and NOT when the province lifts the state of Emergency as originally intended. We ask that the city consider continuing this temporary hold on timelines given the extent to which York Region has been impacted by Covid19, and given that our region has not been able to 'open up' as early as other jurisdictions. We further request that the special COW that is recently scheduled for July 8, 2020 be rescheduled to a later date so as to allow maximal participation of residents (as has been granted to other rate payer groups for other development applications).

Sincerely,

Michael Caccamo
[REDACTED] Clarence Street
Vaughan, Ontario
[REDACTED]

Marco and Lucia Pulciani
[REDACTED] Kilmuir Gate
Woodbridge, ON [REDACTED]

COMMUNICATION – C40
ITEM 1
Special Committee of the Whole
July 8, 2020

June 27, 2020

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents who are a part of the Keep Vaughan Green community group, ask that should such an MZO come forth with regards to the BOT golf course, that Council support a democratic process and **oppose such an MZO**. As community members, we have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community. The community has spoken loud and clear about the impacts of this development on the community, and **we have a right to a democratic process regarding this development**.

A draft motion has been submitted to our Ward 2 Councillor Tony Carella resolving that Vaughan Council:

1. Will reject any request of support by the applicant(s) for a Minister's Zoning Order or proposed Minister's Zoning Order that may be forthcoming on the former Board of Trade Golf Course.
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4. Will support our residents to retain their right to be part of the planning process and to play a key role in assessing how the proposed Toronto Board of Trade development application will impact their community

Issuing such an MZO would be unjust to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an **Interim Control Bylaw** to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

We have recently been informed that the Minister of Municipal Affairs and Housing, Steve Clark, has advised of the intention to end the temporary suspension of the Planning Act timelines as of June 22, 2020 and NOT when the province lifts the state of Emergency as originally intended. We ask that the city consider continuing this temporary hold on timelines given the extent to which York Region has been impacted by COVID-19, and given that our region has not been able to 'open up' as early as other jurisdictions. We further request that the special COW that is recently scheduled for **July 8, 2020 be rescheduled to a later date** so as to allow maximal participation of residents (as has been granted to other ratepayer groups for other development applications).

We thank you for your attention to this matter and for taking into consideration our request. We hope that you will act in a way that supports your residents, the people for whom you work!

Sincerely,

Marco and Lucia Pulciani

From: Lianna Basciano [REDACTED] >
Sent: Saturday, June 27, 2020 10:45 AM
To: Clerks@vaughan.ca; Council@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>
Cc: amartinrobbins@yrmg.com; breakingnews@cp24.ca; Messere, Clement <Clement.Messere@vaughan.ca>; jgray@globeandmail.com; keepvaughangreen@gmail.com; ministermah@ontario.ca; njaved@thestar.ca
Subject: [External] URGENT: We are taking action against your decisions

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

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4. Will support our residents to retain their right to be part of the planning process and to play a key role in assessing how the proposed Toronto Board of Trade development application will impact their community

Issuing such a MZO would be unjust to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

We have recently been informed that the Minister of Municipal Affairs and Housing, Steve Clark, has advised of the intention to end the temporary suspension of the Planning Act timelines as of June

22, 2020 and NOT when the province lifts the state of Emergency as originally intended. We ask that the city consider continuing this temporary hold on timelines given the extent to which York Region has been impacted by Covid19, and given that our region has not been able to 'open up' as early as other jurisdictions. We further request that the special COW that is recently scheduled for July 8, 2020 be rescheduled to a later date so as to allow maximal participation of residents (as has been granted to other rate payer groups for other development applications).

Sincerely,

Lianna Basciano

■ Calgary Gardens

Woodbridge, ON, Canada

■

June 29, 2020

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

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4. Will support our residents to retain their right to be part of the planning process and to play a key role in assessing how the proposed Toronto Board of Trade development application will impact their community

Issuing such a MZO would be unjust to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

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Sincerely,

Jessica Muia

■ Royal Pine Ave, Woodbridge, ON

COMMUNICATION – C43
ITEM 1
Special Committee of the Whole
July 8, 2020

June 26, 2020

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario Government may be approached to issue a Minister's zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regard to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

A draft motion has been submitted to our Ward 2 Councillor Tony Carella resolving that Vaughan Council:

1. Will reject any request of support by the applicant(s) for a Minister's Zoning Order or proposed Minister's Zoning Order that may be forthcoming on the form Board of Trade Golf Course.
2. Will support the normal planning process legislated by the Ontario Planning Act and conferred upon Municipal Governments under the Ontario Planning Act.
3. Will not support our residents to retain their right to be part of the planning process and to play a key role in assessing how the proposed Toronto Board of Trade development application will impact their community.
4. Will Support our residents to retain their right to be part of the planning process and to play a key role in assessing how the proposed Toronto Board of Trade development application will impact their community.

Issuing such a MZO would be unjust to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPS, plan of subdivision and zoning amendment for the site.

We have recently been informed that the Minister of Municipal Affairs and Housing, Steve Clark, has advised of the intention to end the temporary suspension of the Planning Act timelines as of June 22, 2020 and NOT when the province lifts the state of Emergency as originally intended. We ask that the city consider continuing this temporary hold on timelines given the extent to which York Region has been impacted by Covid 19, and given that our region has not been able to 'open up' as early as other jurisdictions. We further request that the special COW that is recently scheduled for July 8, 2020 be rescheduled to a later date so as to allow maximal participation of residents (as has been granted to other rate payer groups for other development applications)

Sincerely

Ernie and Diana Cascone

██████████ Clarence Street
██████████ Woodbridge, Ontario

From: Paul Talluri [REDACTED] >
Sent: Tuesday, June 30, 2020 3:45 PM
To: Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>; Messere, Clement <Clement.Messere@vaughan.ca>; Council@vaughan.ca; keepvaughangreen <keepvaughangreen@gmail.com>
Cc: njaved <njaved@thestar.ca>; jgray <jgray@globeandmail.com>; amartinrobbins <amartinrobbins@yrmg.com>; ministermah <ministermah@ontario.ca>
Subject: [External] Keep Vaughan Green / Board of Trade Development

Vaughan June 30, 2020

Dear Mayor and Members of Council:

Re: Board of Trade Development

I would like to formally express my concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

As a local resident and as part of the Keep Vaughan Green community group, I ask that should such a MZO come forth with regards to the BOT golf course that City Council supports a democratic process and oppose such a MZO. Our community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

We have submitted a draft motion to our Ward 2 Councillor, Mr. Tony Carella resolving that Vaughan Council adopts the following resolutions:

1. To reject any request of support by the applicant(s) for a Minister's Zoning Order or proposed Minister's Zoning Order that may be forthcoming on the former Board of Trade Golf Course.
2. To support the normal planning process legislated by the Ontario Planning Act and conferred upon Municipal Governments under the Ontario Planning Act.
3. Not to support any planning directive that does not include all stakeholders, specifically the citizens of the City of Vaughan.
4. To support our residents to retain their right to be part of the planning process and

to play a key role in assessing how the proposed Toronto Board of Trade development application will impact their community

Issuing such a MZO would be an arbitrary abuse of ministerial power and an injustice to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

We have recently been informed that the Minister of Municipal Affairs and Housing, Steve Clark, has advised of the intention to end the temporary suspension of the Planning Act timelines as of June 22, 2020 and NOT when the province lifts the state of Emergency as originally intended. We ask that the city consider continuing this temporary hold on timelines given the extent to which York Region has been impacted by Covid19, and given that our region has not been able to 'open up' as early as other jurisdictions. We further request that the special COW that is recently scheduled for July 8, 2020 be rescheduled to a later date so as to allow maximal participation of residents (as has been granted to other rate payer groups for other development applications).

Sincerely,

Paul Talluri

■ Kilmuir Gate, Woodbridge, ON

■

COMMUNICATION – C45
ITEM 1
Special Committee of the Whole
July 8, 2020

From: Board of Director <kvgdirector1@gmail.com>
Sent: Thursday, July 2, 2020 10:52 AM
To: Coles, Todd <Todd.Coles@vaughan.ca>
Cc: Carella, Tony <Tony.Carella@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Clerks@vaughan.ca; KEEP VAUGHAN GREEN <keepvaughangreen@gmail.com>; Messere, Clement <Clement.Messere@vaughan.ca>; Bob Moroz <bobm@rfidcanada.com>; Real, Mary <Mary.Real@vaughan.ca>
Subject: Re: [External] July 8 special COW

Dear Mr. Clerk and Members of Council,

Keep Vaughan Green is reaching out to you on behalf of our extensive membership to communicate that our community is anxious about the upcoming Special Committee of the Whole Meeting on July 8, 2020 at 7pm. The importance of this meeting for our community cannot be understated and was requested by the community. We believe that the outcome of the July 8 meeting will have a lasting effect on our community and our families.

Given the importance of this meeting, the Keep Vaughan Green community and its members are at a loss to understand why we continue to be restricted from attending a meeting of this importance and speaking to Council in person while adhering to physical distancing and gathering regulations. Or at the very least if the logistics of physical distancing does not seem possible, a deferral to when community members can engage with Council safely.

The province has reinstated the timelines stipulated within the Planning Act as of June 22 2020, however the average resident continues to be restricted from participating in a meaningful way on development applications. Online deputations are restricted to people who have the technical means to participate and even then online Power Point or video presentations are not possible. There is no doubt that those that do not have the technical means or know-how or do not feel comfortable providing online deputations are restricted and as a result their rights as citizens are undermined.

Moreover the chosen platform, Skype for business, has limitations of meeting size

depending on whether conferencing is hosted on a shared or dedicated pool. For the shared pool, which allows log in or dial in, up to 250 people, connection issues arise when the number of participants approaches the maximum attendees. The March 3 public hearing had MORE than 250 attendees. Additionally, testing with the Clerks office for those giving deputations will occur on the day of July 8. Will there be time to test with almost 50 people? As this was the approximate number giving deputations during the last meeting.

Pursuant to Ontario. Reg. 52/20: ORDER UNDER SUBSECTION 7.0.2 (4) OF THE ACT - ORGANIZED PUBLIC EVENTS, CERTAIN GATHERINGS public gatherings of up to 10 people is permitted. Vaughan City Hall is a public building and is owned by the taxpayers of the City where a gathering of 10 people does not violate any provincial laws or regulations. The City is not violating any provincial laws by allowing a gathering of 10 people. Not allowing any number of participants is a choice solely undertaken by the City of Vaughan.

Keep Vaughan Green is willing and able to manage increments of 10 people that are fully distanced from each other within Vaughan City Hall for the purpose of providing comments to Council in person on July 8 2020. This is not a challenge that cannot be responsibly managed. People are going to malls and grocery stores and taking precautions. There is no legal reason that we can see as to why we cannot manage ourselves accordingly within Vaughan City Hall.

We are requesting that we be allowed to attend the July 8 Special Committee of the Whole meeting at Vaughan City Hall in accordance with provincial law. In doing so we will be actively managing our participants while adhering to the laws afforded to us by the province.

Sincerely,

Keep Vaughan Green

www.keepvaughangreen.com

July 2, 2020

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents, part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

A draft motion has been submitted to our Ward 2 Councillor Tony Carella resolving that Vaughan Council:

1. Will reject any request of support by the applicant(s) for a Minister's Zoning Order or proposed Minister's Zoning Order that may be forthcoming on the former Board of Trade Golf Course.
2. Will support the normal planning process legislated by the Ontario Planning Act and conferred upon Municipal Governments under the Ontario Planning Act.
3. Will not support any planning directive that does not include all stakeholders, specifically the citizens of the City of Vaughan.
4. Will support our residents to retain their right to be part of the planning process and to play a key role in assessing how the proposed Toronto Board of Trade development application will impact their community

Issuing such a MZO would be unjust to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

We have recently been informed that the Minister of Municipal Affairs and Housing, Steve Clark, has advised of the intention to end the temporary suspension of the Planning Act timelines as of June 22, 2020 and NOT when the province lifts the state of Emergency as originally intended. We ask that the city consider continuing this temporary hold on timelines given the extent to which York Region has been impacted by Covid19, and given that our region has not been able to 'open up' as early as other jurisdictions. We further request that the special COW that is recently scheduled for July 8, 2020 be rescheduled to a later date so as to allow maximal participation of residents (as has been granted to other rate payer groups for other development applications).

Sincerely,

Mary Torrieri

Ferdinando Torrieri

■ Kilmuir Gate, Woodbridge, ON, ■

June 22, 2020

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

A draft motion has been submitted to our Ward 2 Councillor Tony Carella resolving that Vaughan Council:

1. Will reject any request of support by the applicant(s) for a Minister's Zoning Order or proposed Minister's Zoning Order that may be forthcoming on the former Board of Trade Golf Course.
2. Will support the normal planning process legislated by the Ontario Planning Act and conferred upon Municipal Governments under the Ontario Planning Act.
3. Will not support any planning directive that does not include all stakeholders, specifically the citizens of the City of Vaughan.
4. Will support our residents to retain their right to be part of the planning process and to play a key role in assessing how the proposed Toronto Board of Trade development application will impact their community

Issuing such a MZO would be unjust to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

We have recently been informed that the Minister of Municipal Affairs and Housing, Steve Clark, has advised of the intention to end the temporary suspension of the Planning Act timelines as of June 22, 2020 and NOT when the province lifts the state of Emergency as originally intended. We ask that the city consider continuing this temporary hold on timelines given the extent to which York Region has been impacted by Covid19, and given that our region has not been able to 'open up' as early as other jurisdictions. We further request that the special COW that is recently scheduled for July 8, 2020 be rescheduled to a later date so as to allow maximal participation of residents (as has been granted to other rate payer groups for other development applications).

Sincerely,

Franca Stirpe
[REDACTED] Wycliffe Avenue
Woodbridge, Ontario
[REDACTED]

Mr. and Mrs. Marco Pulciani
[REDACTED] Kilmuir Gate
Woodbridge, ON [REDACTED]

COMMUNICATION – C48
ITEM 1
Special Committee of the Whole
July 8, 2020

July 3, 2020

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

To Whom It May Concern:

By this letter, we are formally submitting our objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

We have lived in Woodbridge since 1984 and have enjoyed the beauty of this home since then. We have seen Woodbridge and Vaughan change from a quiet, family-friendly community, to the over-crowded jungle that is has become today.

This proposed infill once again jeopardizes the natural balance of nature in this community by eliminating the rich natural landscape that is home to a multitude of animals. On March 3, 2020, you heard loud and clear from the residents of this community, for the request of an interim control by-law (ICBL). After a lengthy delay in municipal staff completing their report re: the ICBL, we are horrified to learn of their recommendation against the ICBL. Doing your due diligence to ensure the proper studies are done before approving a project is what we have elected you to do!! How can Council consider denying proper studies on a project of this magnitude on this precious parcel of land? As a Council, you need to make an informed decision about this development project with INDEPENDENT studies that provide a second opinion! We only get one chance to make this right and once a decision is made, we cannot go back! If you were to make any changes to your home, would you not get multiple quotes and consultations prior to making the investment? This is what the people of this city expect you to do!! We understand that the cost is a lot to pursue these studies, however, the cost will be greater if we destroy this land without proper due diligence! *Also, if City Council can approve a \$1.2 million budget amendment to cover a developer's cost to do a Class Environmental Assessment which was originally contracted for \$325,000 then why can't Council spend money to ensure due diligence for a major decision like this one???*

If the city is really interested in ensuring the health, well-being and vitality of our city, then the Councillors and Mayor should say **NO to changing the Vaughan Official Plan** and at minimum, **say YES to an Interim Control By-law with INDEPENDENT companies to study the lands in full detail**. We believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an

Interim Control By-law, as this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science-based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

We must stop the destruction of such a beautiful landscape, home to so many species of animals and plants. If you truly believe in your "Green Directions" then we urge the city make the right choice, as our neighbours in Oakville and Kanata have done, and say "NO MORE". Please make the choice to keep our community beautiful!!

Thank you for your attention to this matter.

Sincerely,

A black rectangular redaction box covering the signature of the sender.

Marco & Lucia Pulciani and Family

cc: Mayor and all Councillors and planners

-----Original Message-----

From: [REDACTED]
Sent: Friday, July 03, 2020 11:21 AM
To: Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] DEPUTATION - Clubhouse Developments Inc.
Importance: High

To the attention of the Office of the City Clerk:

This is to confirm that I am OPPOSED to the proposal that would subject Wycliffe and Kilaran Avenue to additional traffic from the proposed new development. There are already long delays during rush hour along Kilaran Avenue, exiting onto Islington Avenue. More traffic will only lead to greater congestion and make our streets less safe.

If there is any other input that I can provide please let me know.

Thank you

Kevin Atkinson
[REDACTED] Kilaran Avenue
Woodbridge, ON [REDACTED]
[REDACTED]

From: Rosanna Rosa Gastaldo [REDACTED] >
Sent: Friday, July 3, 2020 3:36 PM
To: Clerks@vaughan.ca
Subject: [External] Opening of Wycliffe Avenue into new development

Dear Senior Planner,

My name is Rosanna Rosa Gastaldo, the daughter of Pasquale and Giovanna Cammalleri who live at [REDACTED] [Wycliffe Avenue](#), along side

the proposed opening of the new road into the development of the Board of Trade Golf Course.

Pasquale and Giovanna are the original owners of their home. Living there for over thirty seven years and have always maintained a pride of ownership. Their hard work and sacrifice to own the home of their dreams, is now being shattered not only by the proposed development, but mostly impacted by the proposed opening of the new road. Pasquale and Giovanna are in their mid to late seventies and never imagined that their senior years would be impacted in such a disruptive manner! This stress has influenced their health through constant worry of the extra traffic, noise, dust and the affect to their reduced property value of their home.

Another important issue that pertains to their situation is that their home is not designed as a corner lot. Today's corner lot homes are designed, with side and rear upgraded elevations to enhance the exposed sides of the home. This is obviously not going to be addressed on their home therefore this will also affect the property value of their home.

I am also offended and extremely disappointed that the Developer chose to assess the traffic on Wycliffe Avenue on a holiday [from 11:00am to 3:00pm](#). This is absolutely crazy! They need to conduct their tests during times of rush hour between [8:00am to 11:00am](#) and [4:00pm to 6:00pm](#) on a weekday between the months of September to June when the traffic is at its greatest!

I trust that your expertise can a make a difference in helping to maintain Wycliffe Avenue as it is today and not approve the opening of the proposed road!

Sincerely,

Rosanna Rosa Gastaldo

Sent from my iPhone

-----Original Message-----

From [REDACTED] >
Sent: Friday, July 3, 2020 3:20 PM
To: Clerks@vaughan.ca
Subject: [External] Deputation clubhouse developments inc

Hi my name is David cammalleri and I live at [REDACTED] Wycliffe ave I find truly disgusting that my parents have been in this house for over 35 years and at there retirement age they have to deal with this the bought this home because they loved the golf course right behind them they didn't want a corner lot or they would have gotten one before there house isn't designed as a corner lot and now they are being forced into that position the traffic is already a problem now what they want to do would make things 100 times worse these people don't care who they effect as long as they make there money this isn't fair nor should it even be an option there is mostly elderly people living in this neighborhood and they shouldn't have to deal with this in there golden years

Sent from my iPhone

From: Jim Houvardas [REDACTED] >
Sent: Friday, July 3, 2020 4:07 PM
To: Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] DEPUTATION - Clubhouse Developments Inc.

To the attention of the office of the city clerk;

My name is Jim Houvardas and I live at [REDACTED] Cairnburg Place in Vaughan, phone number [REDACTED]
This is to confirm that I am OPPOSED to the proposal that would subject Wycliffe and Kiloran Avenue to additional traffic from the proposed new development. There are already long delays during rush hour along Kiloran Avenue, exiting onto Islington Avenue. More traffic will only lead to greater congestion and make our streets less safe. This development was not built to allow so much traffic on single lane roads!! Thank you!!

COMMUNICATION – C53
ITEM 1
Special Committee of the Whole
July 8, 2020

-----Original Message-----

From: Maria I [REDACTED]
Sent: Friday, July 3, 2020 4:17 PM
To: Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] DEPUTATION ~Clubhouse Developments Inc.

To the attention of the Office of the city clerk;

This is to confirm that I am opposed to proposal that would subject Wycliffe and Kiloran Ave to additional traffic from the proposed new development. There are already long delays during rush hour along Kiloran Avenue, exiting onto Islington Avenue. More traffic will only lead to greater congestion and make our streets less safe.

Thank you

Mr. & Mrs. Nicola Ierullo
[REDACTED] Kilmuir Gate
Telephone [REDACTED]

Sent from my iPad

From: julia.ippoliti julia.ippoliti [REDACTED] >
Sent: Friday, July 03, 2020 6:39 PM
To: Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] DEPUTATION: CLUBHOUSE DEVELOPMENTS INC.

Julia & Umberto Ippoliti

[REDACTED] Squire Graham Lane [REDACTED]

Attention: Office of the City Clerk:

This is to confirm that I am OPPOSED to the proposal that would subject Wycliffe and Kilaran Avenue to additional traffic from the proposed new development. There are already long delays during rush hour along Kilaran Avenue, exiting onto Islington Ave. More traffic will only lead to greater congestion and make our streets less safe.

How is it that citizens of the community have no say. Democracy? Does not exist. Greed? Yes! Alive and well. It will survive eternity.

As citizens of the community we implore that Council listen to our voices! Although we are screaming, we are barely heard. Why does GREED ALWAYS TRUMP. We have a beautiful community that will be destroyed. Our eco system forever destroyed. Our beautiful trees.... gone!

All in the name of GREED. We are no longer the City Above Toronto.

Sincerely,

Julia & Umberto Ippoliti

From: Ribeiro, Laura (Language Arts Dept) [REDACTED] >
Sent: Saturday, July 04, 2020 7:02 AM
To: Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] Clubhouse Developments Inc.

Good Morning

My name is Laura Ribeiro.

I live at [REDACTED] Cairnburg Place, Woodbridge ON

My phone number is [REDACTED]

To the attention of the Office of the City Clerk:

This is to confirm that I am vehemently OPPOSED to the proposal that would subject Wycliffe and Kiloran Avenues to additional traffic from the proposed new development. There are already long delays during rush hour along Kiloran Avenue, exiting onto Islington Avenue. More traffic will only lead to greater congestion and make our streets less safe.

I would like to add that these streets are often drive as main avenues and many people DO NOT obey the STOP signs nor do they obey the speed limits. I have three children who often walk to school and I am fearful that they will not make it safely to school because of these dangerous drivers. Therefore, more traffic will only lead to more anxiety and less safe streets for our children to traverse.

Thank you.

Laura Ribeiro

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COMMUNICATION – C56
ITEM 1
Special Committee of the Whole
July 8, 2020

From: sCoss sCoss [REDACTED] >
Sent: Sunday, July 05, 2020 3:18 PM
To: Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] Deputation- Clubhouse Development's Inc.

To the attention of the Office of the City Clerk:

This is to confirm that I am OPPOSED to the proposal that would subject Wycliffe and Kilaran Avenue plus other surrounding streets to additional traffic from the proposed new development. There are already long delays during rush hour along Kilaran Avenue, exiting onto Islington Avenue. More traffic will only lead to greater congestion and make our streets less safe.

Thank you,
Daniel Cossaro
[REDACTED] Torran Rd.
Woodbridge, ON.

[REDACTED]

[REDACTED]

[REDACTED] [from Yahoo Mail for iPhone](#)

From: James D [REDACTED]
Sent: Saturday, July 04, 2020 2:00 PM
To: Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] FW: Board of Trade Development

Subject: Board of Trade Development

We, James & Gillian Downey, of [REDACTED] Kiloran Avenue Woodbridge, tel [REDACTED] [REDACTED], would like to express our deep concern on the proposed development on the B of T lands. We have attended a few meetings re this subject and the idea of bringing a road through the proposed development onto Wycliffe (which would mean knocking a house down) would then affect a significant amount of additional traffic onto both Wycliffe and Kiloran which seems a really bad idea.

We have lived on Kiloran Avenue since 1983 and during this time Woodbridge has developed significantly. The amount of traffic we now see coming down Kiloran to Islington Ave has vastly increased, especially at rush hours. People not living in our sub division use Wycliffe and Kiloran as access to Islington and further to both the 407 and 400 Hwys.

While we understand progress with development has to be made we strongly urge Vaughan Council to pass an Interim Control By-Law, so that all concerns of residents are listened to and considered.

Thank you for your attention to this matter.

Sent from [Mail](#) for Windows 10

-----Original Message-----

From: Penelope Castrodale [REDACTED] >
Sent: Saturday, July 04, 2020 2:20 PM
To: Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] DEPUTATION - Clubhouse Developments Inc.

From: Penelope and Joseph Castrodale
[REDACTED] Caimburg Place. [REDACTED]
[REDACTED]

This is confirm that I am OPPOSED to the proposal that would subject Wycliffe and Kiloran Avenue to additional traffic from the proposed new development. There are already long delays during rush hour along Kiloran Avenue, exiting onto Islington Ave which is also backed up to Rutherford. More traffic will only lead to greater congestion and make our streets less safe.

Furthermore, I am strongly OPPOSED to the making off another street where 241 Wycliffe presently stands. It is unjust to the home owners on either side of that house and will act as a funnel for additional hundreds of cars to pour onto Wycliffe. This is a residential street not a main thoroughfare. Families and children walk and bike along Wycliffe and Kiloran to get to Kiloran Park and it will become much more dangerous for them to do so. In other municipalities children and families have been killed by drivers racing along residential streets and already drivers do not observe road signs or speed limits on Wycliffe and Kiloran. More cars will make it that much more dangerous.

I ask that the Councillors act responsibly and protect our community and our rights.
Penelope and Joseph Castrodale

[REDACTED]

From: LISA DIPROSPERO [REDACTED]
Sent: Sunday, July 05, 2020 11:54 AM
To: Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>
Cc: Carella, Tony <Tony.Carella@vaughan.ca>
Subject: [External] DEPUTATION: Clubhouse Developments Inc

To the attention of the Office Clerk:

This is to confirm that we are **OPPOSED** to the proposal that would subject Wycliffe and Kilaran Avenue to additional traffic from the proposed new development. There are already long delays during rush hour along Kilaran Avenue, exiting onto Islington Avenue. More traffic will only lead to greater congestion and make our streets less safe for our children.

Lisa Di Prospero and Bruno Oppedisano
Owners and Residents of [REDACTED] Cairnburg Place
[REDACTED]



David R. Donnelly, MES LLB
david@donnellylaw.ca

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**

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

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.

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



Ramsay Planning Inc.

MEMORANDUM

COMMUNICATION – C61 ITEM 1

Special Committee of the Whole
July 8, 2020

Date: July 3, 2020

To: Keep Vaughan Green

From: Allan Ramsay, Allan Ramsay Planning Associates Inc.

Re: Review of City of Vaughan Staff Memorandum – Communication Item C17, Special Committee of the Whole July 8, 2020 (Item 1)

As requested Allan Ramsay Planning Associates Inc. has undertaken a review of the above-noted City of Vaughan Staff memorandum dealing with Keep Vaughan Green's request for an Interim Control By-law (hereinafter "ICBL"). Our comments are as follows:

1. Requirement for Land Use Planning Study: Section 38(6) of the Planning Act directs that a municipality may pass a ICBL when it has directed that a review or study be undertaken with respect to land-use policies. The City staff memorandum interprets this provision to be a requirement for a land use planning study to be undertaken and further states that several of the studies requested by Keep Vaughan Green are not land-use planning studies.⁽¹⁾ In our experience the studies to be undertaken as part of an ICBL process can be quite varied, and can address a wide range of topics that are not land-use planning studies. For example, traffic studies, culture heritage landscape assessments, air quality studies, servicing reviews, urban structure reviews are routinely completed as part of an ICBL. These studies are not land-use planning studies but do relate to land-use policy as contained in official plans and regulations in zoning by-laws. In our opinion City Staff have taken a narrow view of the types of studies that can be undertaken during an ICBL.

2. Commentary of Proposed Studies: The Staff memorandum does not provide any evaluation or assessment of the relevancy of each of the studies requested. For example there is nothing in the Staff memorandum that explains why a cultural heritage landscape assessment or a traffic study (other than costs) is not relevant.

3. Estimated Costs and Study Duration: City staff has estimated the cost for the studies to range between \$750,000 and \$1,500,000 and further estimate that it would take a minimum of 18 to 24 months to complete the studies⁽²⁾ City staff acknowledge that these estimates are

¹ City of Vaughan Staff Memorandum dated June 30, 2020, page 5

² City of Vaughan Staff Memorandum dated June 30, 2020, page 6

dependent upon the terms of reference and scope of each study to be completed. In our opinion, more accurate estimate of the study costs and duration is required in order to better inform City Council. More accurate estimates can be readily determined through a careful review of the scope of the studies and an assessment of the available information. As we understand it City Staff have not been in contact with representatives of Keep Vaughan Green to ascertain the proposed scope of the studies requested.

Conclusion:

In our opinion further dialogue is necessary between the City of Vaughan and Keep Vaughan Green representatives in to ascertain the proposed scope of the studies requested.

Please feel free to contact the undersigned should you have any questions or require additional information.

Yours truly,



Allan Ramsay, MCIP, RPP

From: Lo Bono [REDACTED]
Sent: Saturday, July 4, 2020 5:29 PM
To: Development Planning CSR Mailbox <DevelopmentPlanning.CSR@vaughan.ca>;
Clerks@vaughan.ca

Cc: [REDACTED]
[REDACTED]
[REDACTED]

Subject: [External] Re: Meeting to consider request from community for City to enact an Interim Control By-law

Hello City of Vaughan,

I have already submitted a previous deputation on this file, but wish to submit another for the upcoming Interim Control By-Law.

This application cannot be approved based on density. There is no way this application can be approved unless the density is reduced by 75%. A proper third party traffic impact study must be conducted, and environmental and ministry of natural resources study must be conducted.

Also, it is the best interest of the Owners, the City of Vaughan and the residents within the area that a fully functioning 18 Hole Golf course continue to be in operation. This must be added to the conditions of Approval. There needs to be transparency on this issue showing a new Club House to be constructed. There is no way that a park can be approved in the areas that cannot be developed by the owners.

Who pays to maintain this park? How will it be maintained? I do not want my taxes to pay for a park that will be abandoned and be unmonitored. There will be uncontrollable weeds and garbage and extensive expenses to pay for and constantly cleaning this huge unmonitored park?

A fully functional 18 Hole Golf course with a new Club House must be added as condition of approval for this application.

Once again, thank you for consideration on this application.

Regards,

Lorenzo Bonofiglio
[REDACTED] Gate House Court

On Jun 19, 2020, at 3:01 PM, Development Planning CSR Mailbox
<DevelopmentPlanning.CSR@vaughan.ca> wrote:

Hello,

At the Vaughan Committee of the Whole (Public Hearing) on March 3, 2020, a request was made by Vaughan Council for staff to prepare a report in response to the community's request for an Interim Control By-law to be enacted and other matters related to the Clubhouse Developments Inc. lands for consideration at future Committee of the Whole meeting. This matter will be considered at an electronic-participation Special Committee of the Whole Meeting on:

**Wednesday, July 8, 2020
At 7:00 P.M.**

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. A live stream of the meeting is available at Vaughan.ca/LiveCouncil

To make an electronic deputation at the meeting please contact the Office of the City Clerk at clerks@vaughan.ca or **905-832-8504**.

This courtesy meeting notice is being provided because you asked to receive a copy of any notice for future meetings related to these applications. If you have any questions, please contact Clement Messere, Senior Planner by email at clement.messere@vaughan.ca or at 905-832-8585, Extension 8409. A copy of the staff Communication will be available by the end of the business day on June 30, 2020, on the City's website at www.vaughan.ca.

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who is unable to attend the meeting, may make a written submission, together with reasons for support or opposition. Written submissions shall only be received until 12:00 p.m. on the last business day prior to the day of the scheduled meeting. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
clerks@vaughan.ca

Regards,

City of Vaughan | Development Planning Department

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

| www.vaughan.ca

<image001.png>

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

<Meeting Notice.pdf>

COMMUNICATION – C63
ITEM 1
Special Committee of the Whole
July 8, 2020

From: zitoj17 [REDACTED] >
Sent: Sunday, July 5, 2020 12:22 PM
To: Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] DEPUTATION - Clubhouse Developments Inc.

As a long standing resident on Wycliffe Ave. between Cairnbug Pl./Kilmuir Gate and Kiloran since Nov. 1982, I have watched our community become increasingly congested with traffic and disregard for stop signs and speed limits. On any given day, I will witness cars speeding through intersections where stop signs are merely decorations and no one stops, let alone slows down. Many years ago, a young man riding his bicycle was hit by a speeding car who did not stop at the intersection where it is a 4 way stop. There used to be police who would occasionally patrol the area but that hasn't been the case in the last 15 years or so. Adding more road access will undoubtedly create an even greater danger for ourselves, our children, and our grandchildren.

Rocco Zito
[REDACTED] Wycliffe Ave.
[REDACTED]

Sent from my Samsung Galaxy smartphone.

**COMMUNICATION – C64
ITEM 1
Special Committee of the Whole
July 8, 2020**

From: Peter Costantino [REDACTED]
Sent: Sunday, July 5, 2020 2:15 PM
To: Clerks@vaughan.ca
Cc: Peter Costantino [REDACTED]
Subject: [External] Deputation for July 8th -Special Committee for the Whole Meeting - Independent reviews - ICBL

Dear Mayor and City Council:

We need you to support the residents of Vaughan concerning the ICBL. It is very important to have independent reviews by experts on the studies conducted that are not influenced by the developers to ensure a thorough and unbiased outcome of the review. Consequently, it is extremely necessary that the residents of Vaughan have input into who conducts these studies to ensure that all the necessary information be adequately and fairly reviewed and communicated as we, the taxpayers, pay for this as well as pay for the salaries of Mayor and City Council. As many other independent initiatives and reviews for other developments have been approved costing much more than what was initially estimated, it is not justified that in this situation, the adequate review process not be implemented based on the cost of an independent review.

As a constituent of Vaughan, we have the right to request a fair and impartial review and it is important that the necessary time and resources be taken in conducting the review. It is necessary not to rush and make decisions in haste but to take the time to conduct the proper independent review and make the best decision based on the this review and the outcome of the BOTGC. The residents of Vaughan deserve this and as elected officials who are responsible for the residents, you should ensure that these needs are met!

Cordially,
Peter and Ann Costantino

COMMUNICATION – C65
ITEM 1
Special Committee of the Whole
July 8, 2020

June 22, 2020

Dear Mayor and Members of Council:

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

A draft motion has been submitted to our Ward 2 Councillor Tony Carella resolving that Vaughan Council:

1. Will reject any request of support by the applicant(s) for a Minister's Zoning Order or proposed Minister's Zoning Order that may be forthcoming on the former Board of Trade Golf Course.
2. Will support the normal planning process legislated by the Ontario Planning Act and conferred upon Municipal Governments under the Ontario Planning Act.
3. Will not support any planning directive that does not include all stakeholders, specifically the citizens of the City of Vaughan.
4. Will support our residents to retain their right to be part of the planning process and to play a key role in assessing how the proposed Toronto Board of Trade development application will impact their community

Issuing such a MZO would be unjust to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

We have recently been informed that the Minister of Municipal Affairs and Housing, Steve Clark, has advised of the intention to end the temporary suspension of the Planning Act timelines as of June 22, 2020 and NOT when the province lifts the state of Emergency as originally intended. We ask that the city consider continuing this temporary hold on timelines given the extent to which York Region has been impacted by Covid19, and given that our region has not been able to 'open up' as early as other jurisdictions. We further request that the special COW that is recently scheduled for July 8, 2020 be rescheduled to a later date so as to allow maximal participation of residents (as has been granted to other rate payer groups for other development applications).

Sincerely,

Peter and Ann Costantino
[REDACTED] Wycliffe Ave
Woodbridge, On [REDACTED]

From: Angela Agostini [REDACTED]
Sent: Monday, July 6, 2020 9:10 AM
To: Clerks@vaughan.ca
Subject: [External] subject: deputation-Clubhouse Developments Inc.

To the attention of the Office of the city Clerk:

We are the Agostini family of [REDACTED] Wycliffe Ave phone # [REDACTED] living in Woodbridge for the last 36 years and we are DEFINITELY opposed to the PROPOSAL that would subject Wycliffe Ave and Kilaran Avenue to additional traffic from the proposed new development. There are already long delays during rush hour along Kilaran Avenue, exiting onto Islington Avenue. More traffic will lead to greater congestion and make our street less safe, SO WE URGE YOU TO SCRAP THE PROPOSED ROAD ON WYCLIFFE AVE PERMANENTLY.

Thank you,
Angela and Giuseppe Agostini and Family.

From: frank.chimenti frank.chimenti [REDACTED]
Sent: Monday, July 6, 2020 1:08 PM
To: Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>
Cc: [REDACTED]
Subject: [External] DEPUTATION: Clubhouse Developments Inc.

To the attention of the Office of the City Clerk

Re. Clubhouse Developments

This is to confirm that I am OPPOSED to the proposal that would subject Wycliffe Ave and Kilaran Avenue to additional traffic from the proposed new development. There are already long delays during rush hour along Kilaran Avenue, exiting onto Islington Avenue. More traffic will only lead to greater congestion and make our streets less safe. In addition, Wycliffe Avenue already has a large volume of cars speeding through and ignoring stops signs, so adding another inlet/outlet for more vehicles will only make an already bad situation even more dangerous.

I find it utterly irresponsible that the city would even consider allowing a home within an existing residential neighborhood to be demolished just to allow access to a new development. The lands being redeveloped already have existing access, and if someone wants to redevelop those lands, they should use the access that already exists, and not bulldoze over existing residents to get their way. If the city feels that the current access is not sufficient for the amount of new homes being proposed, then the amount of new homes should be decreased so it meets the volume that the current access roads can handle.

I also want to advise that in no way do I agree to any other additional or alternative access that may be proposed in the future. As I noted above, any and all additional traffic would only lead to greater congestion, make our roads less safe and compromise our existing residential community.

Sincerely,

Alfredo and Maria Chimenti

[REDACTED] Wycliffe Ave, Woodbridge, Ontario, [REDACTED]

home phone [REDACTED]

COMMUNICATION – C68
ITEM 1
Special Committee of the Whole
July 8, 2020

From: Frank Pennese [REDACTED]
Sent: Monday, July 06, 2020 2:12 PM
To: Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] DEPUTATION - Clubhouse Developments Inc.

To the attention of the Office of the City Clerk:

This is to confirm that I am OPPOSED to the proposal that would subject Wycliffe and Kiloran Avenue to additional traffic from the proposed new development.

Traffic is already congested, we don't need anymore vehicles on Kiloran. Why is the City bent on destroying this beautiful area?

Frank Pennese
[REDACTED] Sesame Court, Woodbridge Ont.
[REDACTED]

COMMUNICATION – C69
ITEM 1
Special Committee of the Whole
July 8, 2020

-----Original Message-----

From: Theresa Di Marco [REDACTED] >
Sent: Monday, July 6, 2020 2:23 PM
To: Clerks@vaughan.ca
Cc: Keep Vaughan Green <keepvaughangreen@gmail.com>
Subject: [External] Deputation- Clybhouse Development's Inc.

My name is Theresa Di Marco and my address is [REDACTED] Wycliffe Ave. And my phone number is [REDACTED] and my cell no. Is [REDACTED]

This is to inform that I am opposed to the proposal that would subject Wycliff and Kilaran Ave to additional traffic from the proposed new development. There are already long delays during rush hour along Kilaran Ave. Exiting onto Islington Ave. More traffic will only lead to greater congestion and make our streets less safe. We feel the developers are taking advantage of Covid 19. Thank you Theresa Di Marco Sent from my iPhone

**COMMUNICATION – C70
ITEM 1
Special Committee of the Whole
July 8, 2020**

**Frank G. Massara
110 Torran Road
Woodbridge, ON
L4L 2Y7**

July 6, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

My name is Frank Massara. My immediate family (parents, and brothers) have lived in this wonderful community for 38 years! Over the years we have also developed deep connections with thousands of other residents, business owners, community practitioners, and others in Woodbridge and Vaughan in general.

The area by the Board of Trade and Clarence street are especially stunning and has been a biodiverse, natural heritage feature that has substantially contributed to the quality of life of all current and former residents in the area and surrounding region for hundreds of years.

The proposed development jeopardizes the natural balance of nature in the area and negatively affects me, my family, and the community in very substantial ways.

I am again formally submitting my objection to the above proposed infill.

This is a critical decision and I believe that it is imperative for Council and the citizens of Vaughan to obtain independent reviews by the experts on the studies conducted and input in who performs these studies. It is in the best interest of Vaughan as a whole not to rush the decision of the future of one of Vaughan's crown jewels – the Board of Trade Golf Course. This is why I and every resident I speak to, believe that Council should pass an Interim Control Bylaw to provide the time for a careful review.

Sincerely yours,



Frank G. Massara

COMMUNICATION – C71
ITEM 1
Special Committee of the Whole
July 8, 2020

-----Original Message-----

From: Ralph Ciccia [REDACTED]
[REDACTED] July 6, 2020 3:30 PM
To: Clerks@vaughan.ca
Cc: Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] Deputation-Clubhouse Developments Inc.

Office of the City Clerk;

I am writing to express my total opposition to any proposal which would result in granting access from the Board of Trade Golf course unto Wycliffe Ave and Kiloran Ave.

When I first moved in my residence @ [REDACTED] Rossmull Crescent in 1986 the waiting time to make a right unto Islington Ave. From Kiloran was less than a minute.

Needless to say that when I try to do it today between 7:15 a.m. and 9:00 a.m. the waiting time gets to be seven to eight minutes. As matter of fact some days the line to make a right starts @ Wycliffe Ave.

We really don't need a traffic study to conclude the obvious. Trying to re-route the traffic generated from the new development through Wycliffe Avenue is not the answer.

We don't need more cars around our neighbourhood.

Ralph & [REDACTED]
905 856 0878.

Sent from my iPad

In light of the latest developments related to COVID-19, CAPO SGRO LLP has implemented a work at home plan for our staff commencing Tuesday, March 17th until further notice. During this period, we will continue to provide remote, uninterrupted service to our clients.

Going forward all client meetings will be conducted via telephone or video conference. If you have an appointment currently scheduled, we will contact you to make alternate arrangements. If you usually communicate with us by fax or postal mail, please use email instead as fax and postal mail will be checked infrequently. While lawyers and staff will be checking voicemail, email remains the most effective form of communication.

The health and safety of our staff, clients and the community as whole are our primary concern and we thank you for your co-operation and assistance.

Yours truly,

CAPO SGRO LLP

**COMMUNICATION – C72
ITEM 1
Special Committee of the Whole
July 8, 2020**

Frank G. Massara
[REDACTED] Torran Road
Woodbridge, ON
[REDACTED]

July 6, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street – and - ICBL

Files OP .19.014, Z.19.038 and 19T-19V007

My name is Orsola Massara. My husband, kids and I had moved from central Etobicoke to this magnificent community approximately 40 years ago! Not only do we live in the area, but we are actively involved in community, work, social activities in the area. If someone mentions a name of a Woodbridge resident, it would be very highly likely that at least someone in our extended family (most of whom also reside here) would know that person.

We love living in this very beautiful area. The area by the Board of Trade and Clarence street are especially unique as it a biodiverse, natural heritage area that all citizens in the area and surrounding regions have enjoyed for many, many years.

The proposed development endangers the natural balance of nature in the area and would adversely impact me, my family, and the community in very substantial ways.

I am again formally submitting my objection to the above proposed infill.

This is a crucial decision and I believe that it is **EXTREMELY IMPORTANT** for Council and the citizens of Vaughan to obtain independent reviews by the experts on the studies conducted and input in who performs these studies. It is in the best interest of all Vaughan residents and Council not to rush the decision of the future of the Board of Trade Golf Course, one of our only Gems! This is why I/we all overwhelmingly believe that Council should pass an Interim Control Bylaw to provide the time for a careful review.

Sincerely yours,

[REDACTED]

Frank G. Massara

Mr. and Mrs. G. Ciaravella
[REDACTED] Woodbridge Avenue
Woodbridge, ON [REDACTED]

COMMUNICATION – C73
ITEM 1
Special Committee of the Whole
July 8, 2020

[REDACTED] 2020

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

To Whom It May Concern:

By this letter, we are formally submitting our objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

We have lived in Woodbridge since 1984 and have raised our children here. We are now enjoying watching our grandchildren grow up in Woodbridge as well. We have always loved our community and the peace and safety it provides for us and our family. News about this proposed development has devastated us as it threatens the tranquility and safety that we enjoy in our community. We are very concerned about the traffic that will be funneled into the Woodbridge Avenue area that is already congested! We are also concerned about the destruction of the beautiful green space that is home to many species of plants and animals, including the aquatic life in the Humber River.

On March 3, 2020, you heard loud and clear from the residents of this community, for the request of an interim control by-law (ICBL). After a lengthy delay in municipal staff completing their report re: the ICBL, we are horrified to learn of their recommendation against the ICBL. It is our opinion that the Council has a responsibility to ensure that proper studies are done before approving a project of this magnitude on this precious parcel of land. INDEPENDENT reviews of the current studies completed by the applicant and other necessary studies are required to provide a second opinion for the development of this green space. We only get one chance to make this right and once a decision is made, we cannot go back! Let's make the responsible choice to ensure the beauty of our community and protect the green spaces for future generations – for our grandchildren and their children!

If the city is really interested in ensuring the health, well-being and vitality of our city, then the Councillors and Mayor should say **NO to changing the Vaughan Official Plan** and at minimum, **say YES to an Interim Control By-law with INDEPENDENT companies to study the lands in full detail**. We believe that a detailed study supported by a Cultural Heritage Impact Assessment, an Environmental Impact Study and a comprehensive Traffic Study (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an **Interim Control By-law**, as this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science-based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course.

Thank you for your attention to this matter.

Sincerely,

Giuseppe and Josie Ciaravella

COMMUNICATION – C74
ITEM 1
Special Committee of the Whole
July 8, 2020

From: Guy Comtois [REDACTED]
Sent: Monday, July 6, 2020 4:19 PM
To: Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] DEPUTATION - Clubhouse Development Inc

Guy Comtois and Maria Doganieri
[REDACTED] Wycliffe Avenue, Vaughan
L4L 3N4 [REDACTED]

To the attention of the office of the City Clerk:

This is to confirm that I am OPPOSED to the proposal that would subject Wycliffe and Kilaran Avenue to additional traffic from the proposed new development.

The amount of traffic during rush hour is already extreme and not safe. Adding to the existing problem will add more congestion and make things a lot worse.

Thank you

COMMUNICATION – C75
ITEM 1
Special Committee of the Whole
July 8, 2020

From: Filomena Fiorini [REDACTED]
Sent: Monday, July 6, 2020 5:51 PM
To: Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] DEPUTATION - Clubhouse Developments Inc.

This email is to confirm that I am OPPOSED to the proposal that would subject Wycliffe and Kiloran avenues to more traffic. There are already long delays as the subdivision is used as a pass through from Islington Ave. Adding additional traffic from a new subdivision would make the streets less safe.

I am not opposed to the development itself, however I would like to see the area kept separate from the existing community.

Thank you,
Filomena Fiorini
[REDACTED] Kilmuir Gate, Woodbridge, ON [REDACTED]
[REDACTED]

**COMMUNICATION – C76
ITEM 1
Special Committee of the Whole
July 8, 2020**

Mr.Sergey Nikulenکو

Mrs.Olga Nikulenکو

■ Clarence St.,

Woodbridge,ON ■

July 2, 2020

City of Vaughan,
Office of the City Clerk
2141 Major Mackenzie Dr.
VAUGHAN, ON, L6A 1T1
clerks@vaughan.ca

Re: Clubhouse Developments Inc. – Meeting to consider request from community for City to enact an Interim Control By-Law

Files: OP.19.014, Z.19.038 and 19T-19V007

20 Lloyd Street(Bird of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence street

Includes Lands currently Occupied by the Board of Trade Golf Course

We wish to make you aware of a number of strong objections that we have with regard to the proposed development. As an immediate neighbour to the site of the proposed development, we are of the view that the proposed development will have a destructive impact on community standard of living. The land concerned is not underused waste land, but valuable open space enjoyed by residents. Our specific objections are as follows:

1. Destruction of community and open green space areas

Chapter 2 of VOP state (2.2.3.2):

That **Community Areas** are considered **Stable Areas** and therefore **Community Areas** with existing development are not intended to experience significant physical change that would alter the general character of established neighbourhoods.

Zoning By-law Amendment File Z.19.038 and Official Plan Amendment File OP.19.014 completely contradict to this Policy. We have to protect and enhance the Natural Heritage. However, proposed redesign of portions of green open space which serves today as a natural buffer between established community and our Heritage leads to destruction of the latter. Laws exist in order to comply with them, and not change for the sake of an individual or business if this does not bring benefits to the Natural Heritage and to the people of the community. Especially in the significant historic greenspace which is the Public Heritage. It completely contradicts with Woodbridge Urban Design Guidelines and Woodbridge Heritage Conservation District Plan and Guidelines. We are strongly against of redesigning of the open green space.

2. Detrimental impact on residential amenities

Chapter 9 of VOP states:

Policy 9.1.2.1. states that: a. in Established Community Areas, new development will be designed to respect and reinforce the physical character of the established neighbourhood within which it is located as set out in policies 9.1.2.2 - 9.1.2.4

Policy 9.1.2.2. states that :

in Established Community Areas, new development as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will be designed to respect and reinforce the existing physical character and uses of the surrounding area, specifically respecting and reinforcing the following elements:

- a. the local pattern of lots, streets and blocks; (not respected)
- b. the size and configuration of lots; (not respected)
- c. the building type of nearby residential properties; (not respected)
- d. the orientation of buildings; (not respected)
- e. the heights and scale of adjacent and immediately surrounding residential properties; (not respected)
- f. the setback of buildings from the street; (not respected)
- g. the pattern of rear and side-yard setbacks; (not respected)
- h. the presence of mature trees and general landscape character of the streetscape; (not respected)

We believe that proposed development is a direct contravention of many of VOP Policies. It does not respect local context, in particular, the scale and proportions of the following objective properties, and would be entirely out of the character of the area, to the detriment of the local environment. The proposed dwelling, especially townhouses and apartment buildings would significantly alter the fabric of the area and amount to serious 'cramming' in what is a low-density area. High density of building reduces the safety of the community, helps the rapid spread of diseases, fires, etc.

The properties along Clarence street and along the north, north-east, south, south-east boundary are characterized by large plots with large spacing between. The proposed dwelling would be at least 2.5 time smaller. Access to the rear of the new proposed property would be extremely limited. As a result of the small lots the proposed dwelling will be a great deal smaller than the neighboring detached property, so the scale and design of the development will be entirely out of keeping.

The proposal would demonstrably harm the amenities enjoyed by local residents, in particular safe and available on-road parking, valuable green space, privacy and the right to enjoy a quiet and safe residential environment.

3. Traffic

9.2 TRANSIT ASSESSMENT state that “Area transit routes have ample capacity to accommodate additional transit travel demand” **This is false statement.** The developer exacerbates the problems of the community.

A personal calculation from security camera of my home on Clarence street registered the result:

02.24.2020 from 17:40 to 18:00 - 160 cars in 20 minutes, which means **480 cars per hour;**

02.25.2020 from 10:00 to 10:30. -96 cars, which means **192 cars per hour;**

The developer exacerbates the transportation problems of the community. This is especially true of Clarence and Wycliffe streets, which lead to Islington and Highway 7 traffic arteries. Today it is overloaded with transport and are not ready to accept another minimum 5,000 cars that will be in the new community. Supporting documents provided by the developer refer to the research dated back to the year of 2014 in the field of commercial cars. Unfortunately, it does not reflect the reality of today. The use of old research allows to underestimate the readings of traffic density and therefore the noise level. Therefore, its' conclusions are incorrect and therefore should not be taken into account.

We ask the City of Vaughan for independent professional investigation of traffic and noise which help community residents and management of the City to resolve the actual and future problems of traffic noise and transport density in this area.

4. Groundwater and drainage

Groundwater research does not indicate the impact of development on adjacent land. Community residents in close proximity to the proposed development do not have a warranty that their backyards will not turn into marshes and foundations of their homes will not be destroyed by groundwaters. Developer have to maximize infiltration of water through organizing more space for landscaping. The plan involves a very dense development with an estimated minimum of lawns, therefore, the infiltration of water into the rain will be critically low.

5. Landscaping

The proposal allows very little space for landscaping and we believe that it would lead to gross overdevelopment of the site. The proposed development would not result in a benefit in environmental and landscaping terms, to the contrary it would lead to the loss of valuable green space. We strongly support and ask to follow Woodbridge Urban Design Guidelines and Woodbridge Heritage Conservation District Plan and Guidelines.

6. Loss of privacy and overlooking

Trees left along the boundaries of the plot are not enough in places of natural elevations of land (slopes) to preserve the privacy of neighboring houses. The proposed construction of two store dwellings along the boundary of established community in sloping plot at its high point, when the trees are located in its lower part, violates the right of neighboring houses to privacy.

7. Benefits to the community

Chapter 10 of VOP:

Policy 10.1.2.10. **Community benefits which are the subject of Section 37 provisions will be determined based on local community needs, intensification issues in the area, and the objectives of this Plan with priority given to provision of benefits in proximity to the proposed development.**

Proposed development does not bring any benefits to immediate neighbours of the site and residents of the established community in the resolving their big concerns on the field as :

- a) reduce traffic noise;
- b) traffic calming on residential streets (Clarence, Wycliffe);
- c) expand the green zone;
- d) improve air quality;
- e) build new roads with access to large highways, escaping congested residential streets;
- f) build New Amenities;

8. Population Density

Increased population density will have detrimental effect on the health of our community. In the light of recent events of COVID-19 , it is proved to be very obvious that high density populations are exposed to a much higher risk of being infected and as a result have the highest mortality rates. Adding thousands of new houses to our community will expose its residents to higher health risks caused by current and possibly future pandemics.

Human Rights Act

It may also be worth citing in this point of objection the responsibilities of the council under the Human Rights Act, in particular Protocol 1, Article 1. This states that a person has the right to peaceful enjoyment of all their possessions, which includes the home and other land. Additionally, Article 8 of the Human Rights Act states that a person has the substantive right to respect for their private and family life. In the case of *Britton vs SOS* the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings.

Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

Sincerely,

Olga Nikulenko and Sergey Nikulenko

**COMMUNICATION – C77
ITEM 1
Special Committee of the Whole
July 8, 2020**

Ferdinando Torrieri
[REDACTED] Kilmuir Gate
Woodbridge, Ontario [REDACTED]

July 6, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Special Committee of the Whole Meeting on Wednesday, July 8, 2020

Item #5 (1) Board of Trade Golf Course OP.19.014, Z.19.038 and 19T-19V007

Dear Mr. Coles:

This infill development was previously before Council on March 3, 2020. At that time, I, along with forty-six other residents, gave a deputation stating clearly why this development should be subject to an Interim Control By-Law. The residents of Vaughan were overwhelming against this development being approved. Council referred the issue to the planning department which was then to report to Council by April 15, 2020 for a request by residents for an Interim Control By-Law. That report was never made and as a result of the Covid-19 pandemic a report was hastily released on June 30, 2020.

This report has many glaring errors which have been highlighted by the written submissions by Mr. David Donnelly and Mr. Allan Ramsay. Along with the residents, my family and I would like independent reviews by experts on the studies conducted and input into who performs these studies. We hope the City of Vaughan does not rush the decision of what is to become of the BOT GC. As we have previously mentioned at the March 3rd meeting, there is a definite need for the Interim Control By-Law. It will provide the much-needed time for a careful review.

We have learned that the city staff published its report recommending against the Interim Control By-Law and also stating that it would be too costly and not required. We hope there will be a change in the attitude of Council and the city planning department and that they realize the need for an ICBL.

We hope that our elected members and city staff represent what is best for the residents and not the developers.

Your truly,

[REDACTED]

Ferdinando Torrieri

COMMUNICATION – C78
ITEM 1
Special Committee of the Whole
July 8, 2020

Rose and Frank Troina
[REDACTED] Kilmuir Gate
Woodbridge, ON
[REDACTED]
[REDACTED]

July 7, 2020

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Dear Mayor and Council,

As long-time residents of the City of Vaughan, we are extremely disappointed with your decision to have this important COW meeting during this difficult time of pandemic. It seems quite obvious to many that you are using this health crisis to trample our democratic rights and ram this mega development project down our throats. Live streaming this important meeting is an infringement of our constitutional rights. The decision that you will be making on July 8th will have long term ramifications on our lives and those of our children for generations to come.

For years, we, the citizens of Vaughan have cried out for an ICBL. These cries for fairness and accountability continue to fall on deaf ears. Once again, we plead with Vaughan City Council to take the high road and proceed with extreme caution when assessing the merits of this herculean development project in the heart of the city. The environmental damage and health risks that this huge development project would unleash on our unsuspecting citizens would be criminal. What kind of legacy will you be leaving our children? We implore city council members to carefully investigate the impact of this proposed development by granting us an Interim Control Bylaw. We demand independent reviews by experts on the studies conducted and we want input on who performs these studies. Do not rush to approve this development and trash our ever-decreasing open spaces in the heart of Vaughan. The citizens of Vaughan deserve more respect and transparency from their elected officials.

The approval of this application is nothing less than an implosion of development and an affront to our intelligence and common sense. If you look at the big picture, you cannot but see the irreparable damage that will be unleashed. You will be opening a veritable Pandora 's box.

The noise and air pollution that will be created by this ill- conceived and self- serving development nightmare will terribly impact our environment in many ways and therefore our quality of life and that of our children and families for decades to come. We have a gem in the heart of our city that needs to be protected and appreciated. We need, we must preserve our precious open spaces and historically significant lands for further generations. All our neighbourhoods and the community as a whole are against this development proposal.

The residents of Vaughan are and continue to be the victims of this unharnessed attack on our communities by overzealous developers. Why tinker with an already established community. Our road systems cannot withstand more traffic congestion. Plans to widen streets will not alleviate but exasperate the traffic chaos that already exists. All we ask from you, our elected officials, is to use your common sense and to look at the big picture, the grand scheme of things

and just do the right thing. Listen to your constituents, be the voice of all citizens of Vaughan not just to the few. Stop this ridiculous development of the Board of Trade Golf Course. Do not allow the destruction of such a significant area of green space. It is an idyllic property that contributes uniquely to the character of the overall area.

Our infrastructure is already saturated. More importantly an increase in the number of vehicles will flood our neighbourhood streets even more, placing both young and old at risk. Taking a leisurely walk and cycling will be a thing of the past. Simple physical activities such as jogging and walking to the parkettes will become more problematic. Don't sell us out! Open space is open space. Do not change the zoning determination of this property. Leave our established streets and communities alone. Make Vaughan a place to live!

We respectfully ask Council to fund independent assessments of the impact of this development proposal, including financial and well-being (health) costs to individuals and the community. We all demand that an ICBL be granted to allow proper time for this. No more discussions or decisions behind closed doors. No more political shenanigans. We demand openness and transparency at all levels. We insist that councillors who have any semblance of conflict of interest with anything and anyone associated with this development plan recuse himself or herself. We deserve elected officials who show integrity through and through. Do not let us down! The sustainability of our neighbourhoods, our communities, and our city hang in the balance.

We like to thank you for your attention to our concerns.

Sincerely,

Rose and Frank Troina

From: Ingrid Harris [REDACTED]
Sent: Tuesday, July 7, 2020 7:39 AM
To: Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>; Council@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street Files OP .19.014, Z.19.038 and 19T-19V007

[REDACTED] **Wycliffe Avenue,**
Vaughan, Ontario
[REDACTED]

July 7, 2020

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles,

Re: Clubhouse Developments Inc., Meeting to consider request from community for City to enact an Interim Control By-law.

**Files OP .19.014, Z.19.038 and 19T-19V007
20 Lloyd Street, 241 Wycliffe Avenue, 737 and 757 Clarence Street
Includes Lands currently Occupied by the Board of Trade Golf Course**

By this letter we are formally submitting our objection to the above highlighted application and request you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as City planners.

This is to confirm we are **OPPOSED** to the applicants' proposal, which would subject Wycliffe and Kilaran Avenue to additional traffic from the proposed new development. There are already long delays during rush hour along Kilaran Avenue, exiting onto Islington Avenue. More traffic will only lead to greater congestion and make our streets less safe.

Conservatively estimating the proposed infill development will add a minimum of an additional 3000 vehicles, and placing an entrance to the new development at 241 Wycliffe, ***kitty corner to our home***, while labelled as secondary will only further tax the already congested roadways and turn our neighbourhoods into a traffic nightmare.

Please hear our plea to **OPPOSE an entrance at 241 Wycliffe Ave.** as we do not wish for our driveway to be obstructed by additional vehicles entering/exiting this new development entrance as we already make adjustments to leave from and park on our existing property onto Wycliffe.

Based on significant growth in our community, from Highway 427 extension to the West, Major Mackenzie to the North, along Islington on the East and Highway 7 corridor our internal road infrastructure needs to be reviewed to understand the overall impact to congestion in the Vaughan West area. Many of the local roads are two lanes, how can we expect to allow for flow and movement of vehicles and people? An overarching road network review should be performed to understand the impact of all the proposed and underway developments. We need to recognize and address challenges with moving not only community members but commuters as well.

We are disappointed to hear the Interim Control By-law is not an option being recommended by City Administration to Council. We wish to be consulted and informed citizens regarding the remainder of this application's process and involved in the public consultation moving into the next phases. Please keep the community informed, we would rather be part of this change than not be included at all.

Respectfully,

Ingrid and Phil Harris

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

Paul and Alicia Talluri

 Kilmuir Gate Woodbridge ON

From: Loretta Marincola [REDACTED] >
Sent: Tuesday, July 7, 2020 9:10 AM
To: Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>
Cc: [REDACTED]
Subject: [External] Deputation- Clubhouse Developments Inc.

To the Attention of the Office of the City Clerk:

This is to confirm that I am **OPPOSED** to the proposal that would subject Wycliffe and Kiloran Avenue to have a road access. Living on Wycliffe Avenue, currently the existing traffic is busy, with this proposed development this will have a greater impact of congestion, to allow our streets to become unsafe.

Regards,

Vince and Loretta Marincola
[REDACTED] Wycliffe Avenue
Woodbridge, ON

[REDACTED]

From: Conti, Daniela <daniela.conti@blakes.com>
Sent: Tuesday, July 7, 2020 9:07 AM
To: Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] [Newsletter/Marketing] DEPUTATION - Clubhouse Developments Inc.

Good morning,

My name is Daniela Conti and I live at [REDACTED] Rossmull Crescent.

This is to confirm that I am **OPPOSED** to the proposal that would subject Wycliffe and Kilaran Avenue to additional traffic from the proposed new development. Currently, we already have long delays during rush hour along Kilaran Avenue, exiting onto Islington Avenue. More traffic will only lead to greater congestion and make our streets less safe. I invite you and your city officials to visit us during rush hour (when things go back to normal) so you can see first hand the traffic jam that results every single morning.

Thanks very much,

Daniela Conti
Client Relations & Business Development Specialist
Email: daniela.conti@blakes.com
Dir. 416-863-2471



Blake, Cassels & Graydon LLP
199 Bay Street, Suite 4000, Toronto ON M5L 1A9
Tel: 416-863-2400 Fax: 416-863-2653
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Blake, Cassels & Graydon LLP | Barristers & Solicitors | Patent & Trademark Agents

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From: [REDACTED] >
Sent: Tuesday, July 7, 2020 9:13 AM
To: Clerks@vaughan.ca
Subject: [External] Deputation-Clubhouse Developments

Giuseppe Macri
[REDACTED] Kiloran Ave.
Woodbridge, On

[REDACTED]
[REDACTED]

To the attention of the Office of the City Clerk:

This is to confirm that I am OPPOSED to the proposal that would subject Wycliffe and Kiloran Avenue to additional traffic from the proposed new development. There are already long delays during rush hour along Kiloran Avenue, exiting onto Islington Avenue. More traffic will only lead to greater congestion and make our streets less safe.

Thank you
Giuseppe Macri

[Sent from Yahoo Mail for iPhone](#)

July 6th, 2020

**COMMUNICATION – C84
ITEM 1
Special Committee of the Whole
July 8, 2020**

Dear Mayor and members of the Committee:

The last time this matter was personally before us was at the Committee of the Whole meeting on March 3rd, 2020.

You will recall the community packed Council Chambers and overflow areas, and spoke loud and clear against this proposed development.

Then the Covid-19 Pandemic hit and everything changed. The one thing that did not change is our commitment and resolve to ensure that the residents and taxpayers of this City be included in any decision-making process which impacts their livelihood and standard of living. Please, let's not use the Pandemic to circumvent our rights and responsibilities.

As our elected officials, it is your duty and responsibility to do what is in the best interests of the people you represent, and to ensure that their health, well-being and quality of life are first and foremost.

A project of this magnitude requires thoughtful, meaningful, insight and consideration. Hurried decisions allow ample room for error in planning and forecasts, which could necessitate future mitigation measures, such as widening of existing roads to accommodate unexpected traffic volumes.

We strongly continue to urge you to implement an Interim Control By-Law to allow sufficient time to conduct the necessary open and transparent studies, with input in who performs the studies, along with independent reviews by experts on the studies conducted. The by-law should include a provision to prohibit any dealings on the subject lands during the study period.

A potential Minister's Zoning Order (MZO) would undermine the democratic process, resulting in poorly planned communities, especially with a development of this significance and size. This is not an average, typical project and requires all the due diligence that is warranted. The community has invested a lot of time and money in this cause and deserves to be heard.

The decisions we make today, and the actions we take, will not only affect the immediate community but will no doubt spill over onto other surrounding communities as well.

Let's take the time and get it right!

Thank you.

Mrs. Franca Stirpe
[REDACTED] Wycliffe Avenue
Woodbridge, Ontario
[REDACTED]

July 7, 2020,

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

Vaughan Councillors and Mayor:

My name is Robert Pizzola, [REDACTED] Vaughan Mills Rd. I've been a resident of Vaughan since 1990 and have lived in the Woodbridge Highlands, one of the premier subdivisions in Vaughan along with my wife and 3 children since 2003. It's very disappointing to hear that an application to develop the Board of Trade golf course has been submitted to the City. Such a beautiful and picturesque area nestled in the heart of Woodbridge. Where else can a green space gem be found in Vaughan? Our community at large is extremely upset with the application that has been submitted. How could council even consider moving forward without first consulting with the residents impacted by this application? This is not fair to the residents of our community who have paid a substantial premium to live in the area. The proposed development will have a significant impact on our quality of life. I am asking you through this deputation that we need independent reviews by the experts on the studies conducted and input in who performs these studies. We want the city to not rush the decision of what is to become of the BOTGC. This is why there is a need for the ICBL to provide the time for careful review.

Just look at our neighbours to the south, the City of Toronto. They are proposing to spend a billion dollars to create open green space over railway tracks. Putting dirt and grass on top of steel! We already have it and council is going to consider eliminating it. The subject land (BOTGC) is considered "open green space" please keep it that way! As our representatives on Council we need your help to stop this injustice from happening.

Please approve the ICBL and fund the studies requested by the residents. The residents of our city deserve this!

Best Regards,

[REDACTED]

Robert Pizzola

July 7, 2020

By E-Mail to *clerks@vaughan.ca*

City of Vaughan, Committee of the Whole
Vaughan City Hall
2141 Major McKenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: City Clerk

Dear Sirs/Mesdames:

**Re: Applications by Clubhouse Developments Inc. for Official Plan Amendment (File No. OP.19.014), Zoning By-law Amendment (File No. Z.19.038) and Draft Plan of Subdivision (File No. 19T-19V007)
20 Lloyd Street, 241 Wycliffe Avenue and 737 and 757 Clarence Street
Special Committee of the Whole Meeting on July 8, 2020 – Agenda Item 5.1**

We are counsel to Clubhouse Developments Inc. (“Clubhouse”), the owner of the lands municipally known as 20 Lloyd Street, 241 Wycliffe Avenue and 737 and 757 Clarence Street in the City of Vaughan, formerly known as the Board of Trade Golf Course (the “Lands”).

We are writing in response to the Joint Communication of the City’s Acting Deputy City Manager, Planning and Growth Management, and the Deputy City Manager, Administrative Services and City Solicitor, dated June 30, 2020 (Communication: C17), (the “Joint Staff Communication”), which is to be considered at a Special Committee of the Whole meeting on July 8, 2020. A copy of the Joint Staff Communication is attached for ease of reference.

The Joint Staff Communication responds to item 3) of a motion that was adopted by the Committee of the Whole on March 3, 2020, and ratified by City Council on March 11, 2020, including the potential for Council to enact an Interim Control By-law (“ICBL”) for the Lands and to undertake a number of City-initiated studies “in order to ensure that the City of Vaughan and the local community have sufficient time to review key studies on the property [and] consider all available options”. We cannot help but notice that this portion of the motion bears a striking resemblance to the requests made by David Donnelly on behalf of Keep Vaughan Green in his letter to Council dated February 18, 2020.

**COMMUNICATION – C86
ITEM 1
Special Committee of the Whole
July 8, 2020**

On behalf of Clubhouse, we strongly oppose the idea of an ICBL for the Lands and, in that regard, we concur with the Joint Staff Communication in which a number of concerns with a potential ICBL have been identified.

Among other things, the ICBL contemplated in the motion goes well beyond the City's authority for enacting an ICBL under section 38 of the *Planning Act*, and the identified list of potential studies includes studies that are not limited to "land use planning policies", and in some cases are not even studies identified in the City's Official Plan.

Further, as noted in the Joint Staff Communication, some of the studies have already been completed by our client's expert consultants and are currently the subject of a detailed review by the City and other commenting agencies, including both the Region of York and the Toronto and Region Conservation Authority ("TRCA").

Indeed, the timing of the suggestion of an ICBL is curious, given that our client's applications were filed in December 2019, and followed an extensive pre-application consultation process, which included numerous City departments, the Region of York and the TRCA. During the pre-application consultation process, the studies required to properly assess the applications were identified, and detailed Terms of Reference for the studies were provided to our client and its consulting team. These studies were subsequently completed, resulting in a complete application notice being issued by the City on February 5, 2020 – i.e., more than five months ago.

Since then, these studies have been thoroughly reviewed by the City, Region and TRCA, and Clubhouse has already received an initial round of very detailed comments in response to the applications. Our client is currently in the process of preparing a resubmission in response to those comments.


Thus, there is absolutely no justification for an ICBL in these circumstances, where the City and other public agencies are able to assess the merits of our client's applications by reviewing the required plans and studies that were submitted with the applications – which, as noted, is currently being done.

With respect to the potential costs of City-initiated studies that would be required, if Council decides to proceed with an ICBL despite staff's recommendations, please be advised that our client will not reimburse the City for any such costs – rather, that would be a cost to be borne solely by the City's taxpayers.

In closing, we urge the Committee and City Council to accept the recommendations of the Joint Staff Communication and to reject the request made by certain members of the community for an ICBL in relation to the Lands.

Please note that I will be making a deputation at the Special Committee of the Whole meeting on July 8, 2020, and would be pleased to answer any questions regarding this submission at that time.

Yours truly,
DAVIES HOWE LLP



Mark R. Flowers
Professional Corporation

Attachment

copy: Client
Mark Yarranton and Billy Tung, KLM Planning Partners Inc.

**COMMUNICATION : C17
SPECIAL COMMITTEE OF THE WHOLE
JULY 8, 2020
ITEM # : 1**

DATE: June 30, 2020

TO: Mayor and Members of Council

FROM: Nick Spensieri, Acting Deputy City Manager, Planning and Growth Management

Wendy Law, Deputy City Manager, Administrative Services and City Solicitor

RE: COMMUNICATION
ITEM NO. 4, COMMITTEE OF THE WHOLE (PUBLIC HEARING),
MARCH 3, 2020

**OFFICIAL PLAN AMENDMENT FILE OP.19.014
ZONING BY-LAW AMENDMENT FILE Z.19.038
DRAFT PLAN OF SUBDIVISION FILE 19T-19V007
CLUBHOUSE DEVELOPMENTS INC.
WARD 2 - VICINITY OF CLARENCE STREET, ISLINGTON AVENUE,
NORTH OF DAVIDSON DRIVE
20 LLOYD STREET, 241 WYCLIFFE AVENUE AND 737 AND 757
CLARENCE STREET
BOARD OF TRADE GOLF COURSE**

Purpose

The purpose of this Communication is to provide Council with a report in response to the direction provided to Staff at the statutory public meeting on March 3, 2020 for the Clubhouse Developments Inc. ("Clubhouse") development applications.

Background

On December 23, 2019, the City received development applications from Clubhouse, which include an Official Plan Amendment (File OP.19.014), Zoning By-law Amendment (File Z.19.038) and Draft Plan of Subdivision (File 19T-19V007) (collectively, the "Development Applications"). If approved as applied for, the Development Applications would permit: 475 single detached dwellings, 124 townhouses, 2 mixed-use blocks for apartment buildings (+/- 616 units up to 6-storeys in height), open space blocks, parks, roads, and infrastructure uses.

On March 3, 2020, the Committee of the Whole (Public Hearing) was held as required under the *Planning Act* to satisfy the statutory public meeting requirements for the

Development Applications. The Committee adopted the following motion (hereinafter referred to as the “Motion”):

- “1) That these applications be received;
- 2) That all comments received to date by way of verbal or written deputation, along with any additional comments received in respect of these applications prior to this matter coming before Committee of the Whole once again;
- 3) That the report of the Acting Deputy City Manager, Planning and Growth Management, dated March 3, 2020, be referred to a Committee of the Whole meeting to be scheduled for April 15, 2020 at 7:00 P.M., and a report regarding the following matter be provided at the meeting:
 - i. That the City of Vaughan, in good faith, enact for a period of one year an Interim Control By-law under Section 38 of the Planning Act, to be incorporated into the City-wide Zoning By-law Review and the City-wide Official Plan Review, restricting the subject lands – known municipally as 20 Lloyd Street, 241 Wycliffe Avenue, 737 and 757 Clarence Street – to existing uses, based on a legitimate planning rationale and in conformity with the Vaughan Official Plan (2010), York Region Official Plan and the Provincial Growth Plan, in order to ensure that the City of Vaughan and the local community have sufficient time to review key studies on the property, consider all available options, and pending the completion of, but not limited to, the following studies:
 - a. Comprehensive Land Use Analysis of the Subject Lands;
 - b. Community Area Specific Study;
 - c. Community Economic Impact Study;
 - d. Environmental Impact Study;
 - e. Mental Health Impact Assessment;
 - f. Cultural Heritage Landscapes Strategy and Implementation Study of the Subject Lands;
 - g. Archeological Impact Assessment;
 - h. First Nations consultation;
 - i. Any other studies as may be required, including City-wide study of open space and climate change impacts of development, consistent with Vaughan’s declaration of a climate emergency;
 - ii. That the proposed Interim Control By-law prohibit otherwise permitted site alterations to the subject lands, as well as the construction, site alteration, expansion or demolition of any building, structure, or landscapes on the land, including tree removal;

- iii. That Keep Vaughan Green and others be granted the right, after consultation with its legal team and the City of Vaughan, to select the qualified experts to conduct the aforesaid studies;
- iv. That the studies be funded by the City of Vaughan for later reimbursement by the developer, in order to ensure such studies are conducted without bias;
- v. That a conservation easement protecting at least 66% of the subject lands shall be executed immediately;
- vi. That appropriate staff meet with representatives of Keep Vaughan Green, to give effect to the matters set forth above.”

The Motion was ratified by Vaughan Council on March 11, 2020. Since then, the City has closed its facilities in response to the global COVID-19 pandemic. The Provincial ban on public gatherings and the practice of social distancing have impacted the City’s ability to hold meetings for the public to attend in person.

The City distributed notice of the July 8, 2020 Special Committee of the Whole meeting by e-mail and ordinary mail on June 19, 2020 as a courtesy to those who requested notice (approximately 500 plus persons and/or organizations).

This Communication is provided in response to section 3 of the Motion as noted above. At the statutory public meeting on March 3, 2020, members of Committee made comments and provided a direction to Staff to, in considering the Motion, incorporate information with respect to traffic into the review. Efforts to address the issue of traffic in the context of the request for an Interim Control By-law (“ICBL”) have been addressed within this communication.

Analysis

Item 3) i. – The Request for an Interim Control By-law and the Studies identified within the Motion.

Interim Control By-laws are an extraordinary remedy used to freeze land use permissions while a municipality studies or reviews its policies.

The use of an ICBL is authorized by section 38 of the *Planning Act*. For ease of reference, an excerpt of Section 38 of the *Planning Act* is attached to this communication as Attachment 1.

ICBLs place a temporary freeze on existing land use permissions while a municipality is studying or reviewing its policies. The freeze can be imposed for a year, with a maximum extension of another year. There is no ability to appeal an ICBL to the Local Planning Appeal Tribunal (“LPAT”) within the first year it is passed, except by the Minister of

Municipal Affairs and Housing. However, any extension to an ICBL beyond the first year is subject to appeal to the LPAT by any person or public body who received notice of its passing. Notwithstanding the lack of appeal to the LPAT on first instance, an ICBL can be challenged through various application to the Courts. There are many examples of where Courts have considered ICBLs on challenges such as bad faith, lack of jurisdiction and failure to meet the statutory prerequisites.

ICBLs have been recognized by the Courts and the LPAT as an extraordinary remedy which serves as an important planning instrument for a municipality. Because ICBLs allow a municipality to suspend development that may conflict with any new policy while in the process of reconsidering its land use policies, it is a tool which municipalities must employ with caution. ICBLs are most commonly enacted in a situation of urgency, when a municipality needs “breathing room” to study its policies. The following requirements have been established through case law as the requirements to be taken into consideration in determining the appropriateness of an ICBL:

1. Section 38 of the *Planning Act* must be interpreted strictly because it permits the municipality to negate development rights;
2. The municipality must substantiate the planning rationale behind the authorizing resolution and the ICBL;
3. The ICBL must conform with the Official Plan; and
4. The authorized review must be carried out fairly and expeditiously.

In addition, the foregoing principles have also been supplemented with the following two questions in the 1996 Ontario Municipal Board decision of *Carr v. Owen Sound (City)*, 1996 CarswellOnt 5579 at para. 18:

1. Is the situation sufficiently urgent to require the immediate negation of permitted uses and development rights?
2. Are there effective and less drastic instruments that might have been used by the municipality to achieve the desired end?

The Supreme Court of Canada has commented on the extraordinary nature of the power to enact an ICBL and its purpose in *London (City) v. RSJ Holdings Inc.*, [2007] 2 S.C.R. 588 at para. 27:

“Interim control by-laws are powerful zoning tools by which municipalities can broadly freeze the development of land, buildings and structures within a municipality. The power to enact an interim control by-law has been aptly described as an 'extraordinary one, typically exercised in a situation where an unforeseen issue arises with the terms of an existing zoning permission, as a means of providing breathing space during which time the municipality may study the problem and determine the appropriate planning policy and controls for dealing with the situation.’”

Prior to passage of an ICBL, Council must authorize that a land use planning study be undertaken. The scope of the planning study and the area to be subject to the ICBL must be clearly identified in the Council resolution. If an ICBL is to be enacted, Council must approve the required funding to undertake the study(ies) and the study(ies) must be carried out fairly and expeditiously.

A number of studies have been identified within the Motion; not all are land use planning studies, and most have been completed by the Applicant and are under review.

There is reference within the Motion to the ICBL being incorporated within the City-wide Zoning By-law Review and the City-wide Official Plan Review. Neither of those suggestions is practical, necessary nor recommended by Staff.

The purpose of the City-wide Zoning By-law Review is to create a progressive By-law with updated, contemporary uses and standards that conform with the City of Vaughan Official Plan 2010 ("VOP 2010"). The new Zoning By-law (once passed) will implement VOP 2010 and accurately reflect the intent of policy direction under one consolidated, streamlined Zoning By-law. It should be noted that the City-wide Zoning By-law Review is nearing completion, and that a staff recommendation regarding its passage is expected to be brought forward before the end of this year.

In contrast, the City-wide Official Plan Review is in its early stages and its completion is tied to a number of matters outside of the City's control, which include the timing for the proposed amendment to the Growth Plan and the Region's Municipal Comprehensive Review. As such, it is unlikely that the timeframes of either initiative will be of assistance should Council choose to enact an ICBL, and any request for a land use study in response to the Development Applications should be separated from those two processes.

As set out above, before the passage of any ICBL, Council must authorize that a land use study be undertaken. Within the Motion, a number of studies have been identified. Staff interpret the request in the Motion to mean that the studies identified should be undertaken by the City in response to the Development Applications. Of note, a number of the identified studies have in fact been completed by the Applicant based on the requirements of the City in consultation with the TRCA, as identified within the Pre-Application Consultation ("PAC") meeting that was held prior to the submission of the Development Applications.

The PAC meeting took place with representatives and consultants for Clubhouse on November 22, 2018. As is standard practice, the Toronto and Region Conservation Authority ("TRCA"), York Region, and relevant City of Vaughan departments were invited to and attended the meeting to determine the requirements for the submission of the Development Applications. As part of that process, requests were made to ensure that the studies provided are sufficient to allow for the consideration of the Development Applications. Specifically, the policies within VOP 2010 provide guidance as to the studies required. Of significance is Policy 9.2.2.17 c) which provides that: "Should the Private

open space cease to exist, appropriate alternate land uses shall be determined through the Official Plan amendment process and shall be subject to an area specific study.” In conformity with that policy, the pre-application process was engaged by City staff to establish study requirements to be completed by Clubhouse sufficient to constitute “an area specific study.”

The Development Applications were initially received on December 23, 2019, and additional materials were submitted on January 29, 2020, which were required to deem the applications complete. Clubhouse was formally advised that the Development Applications were deemed complete on February 5, 2020. The Development Applications were circulated for formal comment on January 14, 2020. The studies submitted by Clubhouse in support of the Development Applications were identified in the Staff Report considered at the statutory public meeting of March 3, 2020 and are available for public review online.

Comments from the various stakeholder groups and agencies are being received by the Development Planning Department and must be reviewed and finalized to the satisfaction of the City and review agencies prior to the preparation of any technical report regarding the Development Applications, and its impact on the surrounding area. VOP 2010 (Policy 10.1.3.5) provides that where a study has been submitted in support of a development application, and it is determined by the City that a peer review is required, the peer review shall be coordinated by the City and prepared at the expense of the applicant.

Further, not all of the studies identified within the Motion are “land use planning” studies, and accordingly, do not represent grounds for an ICBL. As an example, a “Mental Health Impact Assessment” and “Community Economic Impact Study” are not “land use planning” studies.

If Council directs that City commissioned studies are required, funding will need to be allocated for the required studies.

Should Council require that some or all of the studies referred to in the Motion be completed as justification for the ICBL, Council must direct a budget amendment to secure the necessary funding. Staff anticipate the procurement and study processes will take a minimum of 18-24 months to complete, thereby necessitating an extension of the ICBL should one be enacted. Council should be aware that enacting an ICBL and undertaking the studies does not prevent the applicant from exercising their appeal rights, nor does it necessarily stop any LPAT processes.

The estimated cost for the identified studies would range between \$750,000 to \$1,500,000 depending on the final terms reference and the scope of each study. The Traffic Impact Study (\$300,000 - \$500,000), Land Use Study (\$100,000) and Cultural Heritage Landscapes Strategy and Implementation Study (\$165,000) alone would have a total estimated cost of over \$500,000. The Motion also considers the completion of, but not limited to, Community Area Specific Study, Environmental Impact Study, Mental Health Impact Assessment, Archaeological Impact Assessment, and City-wide Open

Space/Climate Change Study. Furthermore, undertaking the studies to support an ICBL is not currently included in any workplan within the Planning and Growth Management portfolio, and may delay other studies that have commenced or are planned, or alternatively would require additional resource allocation, thereby increasing the estimated cost.

In some cases, the intent and scope of the requested study is unclear, particularly in terms of how it would differ from the studies already submitted by Clubhouse in accordance with the PAC requirements. As such, Staff should be provided with a clear understanding of what the Council expectations are so as to inform any future terms of reference required.

Comments regarding the request for a Mental Health Impact Assessment.

A Mental Health Impact Assessment is not a typical study that is sought in the planning context of a site-specific development proposal nor does it form part of the regulatory framework under the *Planning Act*. The City of Vaughan has never undertaken such a study, and VOP 2010 does not include a policy to identify the requirement for a Mental Health Impact Assessment. 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 and the current development applications for the Copper Creek Golf Club. These applications represent the first time where a study related to mental health has been requested in response to an infill development.

First Nations engagement has been initiated.

The Development Applications have been circulated to the appropriate First Nations community representatives for review and comment. Comments received will be considered through further discussion and engagement during the review process prior to the preparation of the technical report for the Development Applications.

Item 3) ii. – The request that any ICBL prohibit otherwise permitted site alterations, among other things.

Staff appreciate the concern regarding tree removal and site alteration. These matters are regulated pursuant to existing City bylaw and TRCA requirements. An ICBL is directed to prohibiting specified uses of land, buildings or structure, and is not required to duplicate existing regulatory tools in respect of tree removal and site alteration.

Item 3) iii. – The request that Keep Vaughan Green be granted a right to select experts who would be retained by the City to prepare studies identified earlier within the Motion.

The request to have Keep Vaughan Green and others be granted the right, after consultation with its legal team and the City, to select qualified experts to conduct studies on behalf of the City is unprecedented and falls outside of the public sector procurement process. More importantly, it is imperative that the City retain its independence in any

review of City policy and the Development Applications, including the ability to retain independent peer review experts where necessary.

Item 3) iv. – The request that the studies be funded by the City and reimbursed by the developer.

The request proposes City-funded studies by external consultants, which are not currently budgeted for and would require a funding source. While the City may seek reimbursement from applicants for peer reviews and VOP 2010 includes a policy to this effect, it cannot require an applicant to pay for City-initiated studies.

Further, the statement contained within the request includes the following add on: “in order to ensure that such studies are conducted without bias”. This statement is not a sentiment that Staff shares as it suggests that studies commissioned by the developer are biased, and not prepared by professionals who are subject to various professional standards. A difference in opinion does not equate to bias. 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.

Item 3) v. - The request that a conservation easement protecting at least 66% of the subject lands be executed immediately.

An easement is a right in land which would have to be purchased or expropriated and in either event, would be subject to legislated processes. Council would have to provide direction and allocate a budget for this, which at this time is undetermined.

Consideration of a conservation easement is premature at this time. It is possible that a portion of the lands subject to the Development Applications may be dedicated in public ownership, free of all costs, through the development review process (should redevelopment of the lands be approved). The Development Applications apply to lands comprising 118.232 hectares. The proposed Draft Plan of Subdivision includes several Blocks identified for “Park”, “Buffer”, “Open Space” and “Vista Uses”. These Blocks represent a total of 72.55 hectares and potentially could be conveyed into public ownership; some of which would be free of all costs. The Plan also includes 4.707 hectares for stormwater management facilities which are typically conveyed into public ownership.

Item 3) vi. – The request that staff meet with reps for KVG to give effect to the matters set forth in the Motion.

Staff are not supportive of the matters set forth in the Motion. However, if Council resolves that a land use planning study(ies) is(are) required and directs a meeting between staff and representatives of KVG, further clarity is required as to what the expectations are “to give effect to the matters set forth above”. There are a number of issues within the Motion as drafted for which Staff have provided comments herein. Also, as stated previously, it

is imperative that the City retain its independence in the review of its policies and the Development Applications.

Financial Impact

The financial impact is dependent on what Council chooses to do based on the information and opinion provided within this communication. Specifically, and as set out above in the “Analysis” section and below in the “Conclusion”, a budget amendment is necessary if Council chooses to enact an ICBL and will range between \$500,000 to \$1,500,000.

Conclusion

Staff are not of the opinion that a City commissioned land use study is needed to arrive at recommendations on the Development Applications. Accordingly, Staff are not of the opinion that there is a need for an ICBL. Staff are in the process of reviewing the Development Applications and the accompanying studies. Through that review, if it is determined that peer reviews are warranted, staff will exercise their authority to request same as part of the review process. Alternatively, if Council has concerns with the studies submitted to date, Council can direct that independent peer reviews be undertaken on behalf of the City with respect to the studies of concern.

If Council is of the opinion that the Development Applications warrant and justify the need for City initiated studies, then it may see fit to enact an ICBL to allow for a study of the land use policy (preceded by resolution of the necessary land use study(ies)) and it must direct a budget amendment. The scope of the planning study and the area to be subject to the ICBL must also be clearly identified in the Council resolution. However, this is not what Policy 9.2.2.17 of the VOP 2010 contemplates, nor was it required for other golf course conversions. The anticipated cost is estimated to be a minimum of \$750,000 and could be as high as \$1,500,000. The actual cost is dependent on the final scope of the studies.

Attachments

1. Planning Act excerpt – S. 38

Prepared By

Clement Messere, Senior Planner, ext. 8409

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

Mauro Peverini, Director of Development Planning, ext. 8407

Caterina Facciolo, Deputy City Solicitor, Planning and Real Estate, ext. 8862

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Nick Spensieri".

NICK SPENSIERI
Acting Deputy City Manager
Planning and Growth Management

A handwritten signature in black ink, appearing to read "Wendy Law".

WENDY LAW
Deputy City Manager
Administrative Services and City Solicitor

Copy to: Todd Coles, City Clerk
 Mary Reali, Acting City Manager

Attachment No. 1 – Excerpt from the Planning Act – Section 38

38(1) Where the council of a local municipality has, by by-law or resolution, directed that a review or study be undertaken in respect of land use planning policies in the municipality or in any defined area or areas thereof, the council of the municipality may pass a by-law (hereinafter referred to as an interim control by-law) to be in effect for a period of time specified in the by-law, which period shall not exceed one year from the date of the passing thereof, prohibiting the use of land, buildings or structures within the municipality or within the defined area or areas thereof for, or except for, such purposes as are set out in the by-law.

Extension of period by-law in effect

(2) The council of the municipality may amend an interim control by-law to extend the period of time during which it will be in effect, provided the total period of time does not exceed two years from the date of the passing of the interim control by-law.

Notice of passing of by-law

(3) No notice or hearing is required prior to the passing of a by-law under subsection (1) or (2) but the clerk of the municipality shall, in the manner and to the persons and public bodies and containing the information prescribed, give notice of a by-law passed under subsection (1) or (2) within thirty days of the passing thereof.

Appeal to Local Planning Appeal Tribunal (L.P.A.T.) re by-law passed under subs. (1)

(4) The Minister may, within 60 days after the date of the passing of a by-law under subsection (1), appeal to the Tribunal by filing with the clerk of the municipality a notice of appeal setting out the objection to the by-law and the reasons in support of the objection.

Appeal to L.P.A.T. re by-law passed under subs. (2)

(4.1) Any person or public body who was given notice of the passing of a by-law under subsection (2) may, within 60 days after the date of the passing of the by-law, appeal to the Tribunal by filing with the clerk of the municipality a notice of appeal setting out the objection to the by-law and the reasons in support of the objection.

Application

(5) If a notice of appeal is filed under subsection (4) or (4.1), subsections 34 (23) to (26) apply with necessary modifications to the appeal.

When prior zoning by-law again has effect

(6) Where the period of time during which an interim control by-law is in effect has expired and the council has not passed a by-law under section 34 consequent on the completion of the review or study within the period of time specified in the interim control by-law, or where an interim control by-law is repealed or the extent of the area covered thereby is reduced, the provisions of any by-law passed under section 34 that applied immediately prior to the coming into force of the interim control by-law again come into force and have effect in respect of all lands, buildings or structures formerly subject to the interim control by-law.

Where by-law appealed

(6.1) If the period of time during which an interim control by-law is in effect has expired and the council has passed a by-law under section 34 consequent on the completion of the review or study within the period of time specified in the interim control by-law, but there is an appeal of the by-law under subsection 34(19), the interim control by-law continues in effect as if it had not expired until the date of the order of the Tribunal or until the date of a notice issued by the Tribunal under subsection 34 (23.1) unless the interim control by-law is repealed.

Prohibition

(7) Where an interim control by-law ceases to be in effect, the council of the municipality may not for a period of three years pass a further interim control by-law that applies to any lands to which the original interim control by-law applied.

Application of s.34(9)

(8) Subsection 34(9) applies with necessary modifications to a by-law passed under subsection (1) or (2).

Ms. E. and Ms. S. Pulciani
[REDACTED] Kilmuir Gate
Woodbridge, ON [REDACTED]

COMMUNICATION – C87
ITEM 1
Special Committee of the Whole
July 8, 2020

July 6, 2020

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

To Whom It May Concern:

By this letter, we are formally submitting our objection to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

We have been residents of Woodbridge for all of our lives - 15 years - and have enjoyed the beauty of our community and home. We are very concerned about the proposed development on the Board of Trade Golf Course and changing the picturesque landscape that we have grown to love for all of those years.

The proposed development affects people living in the surrounding communities in terms of the safety and mental and physical health of the residents. With this development, it means that more traffic will be entering into the community, creating safety issues for residents. Children need a safe place to walk to school and play without the risk of harm from crossing the busy roads. More traffic also means more pollution entering the atmosphere, lowering air quality, and creating greater health risks for people in the community. Trees help to absorb carbon emissions and with the loss of trees (that would be cut down on the green space due to the development) there will be more pollution lingering in our atmosphere. This green space also provides residents with a calming place to enjoy in their community. Whenever we drive by this green space, we always admire the beauty of the landscape and feel so blessed to have such a large tranquil space in our city. We cannot imagine driving on that same road with homes replacing something that was once a spectacular gem. We know that driving on that changed road will be devastating for us and we will feel heavy hearted knowing that future generations will not get to ever know how beautiful a community can be.

The proposed development not only impacts the community of people living in the area, but it has an even greater effect on the community of wildlife living in this open green space. This green space has become an ecosystem to these plants and animals for so many years and this development will disrupt that natural balance and sustainability of this ecosystem. As young people, we learn through our education about the great negative impacts that humans have on the environment and we understand how changes in an ecosystem can affect the entire biodiversity and life in that area. We want to ensure that we take the right actions now that support the environment so that our future and future generations can continue to thrive. This starts with even the smallest green space.

We believe that the most responsible thing that this Council can do, is to put in place an **Interim Control By-Law** (ICBL). Proper studies are needed to assess the impact of this development on cultural heritage, environment, traffic, and any other studies that are critical to properly assess the subject lands' proposed intent for development that are unbiased and independent from the application. We also ask you to consider saying **"NO" to the rezoning of Vaughan's Official Plan** and maintain this proposed development area as "open green space".

Council has been voted in to represent the voices of the community. As a member of the council we are asking that you truly consider our point of view on this development. Children are the future of this earth, so we are taking a stand to ensure that our future is protected.

Thank you for your attention to this matter.

Kindest Regards,

Sara and Emma

From: Lynn & Joe Jordan [REDACTED]
Sent: Tuesday, July 7, 2020 11:25 AM
To: Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>;
tony.caerlla@vaughan.ca
Subject: [External] Clubhouse developments The Board of trade(Deputation)

Attention The office of the City Clerk

From Joe and Lynn Jordan

[REDACTED] Wycliffe Ave Woodbridge Ont

[REDACTED]

[REDACTED] [REDACTED]

This is to confirm that we are opposed to the proposal that would subject our mature neighbourhood streets that being "Wycliffe Ave" and "Kiloran Ave" to the additional enormous traffic flow generated from the proposed new street connection accessing the proposed Board of Trade residential development of some 1200 + residences.

Our neighbourhood streets that were designed to handle the traffic from homes presently in place are already overburdened with the pass-through vehicles from other areas that travel through to avert heavy congestion on the arterial roads.

If the BOT project proceeds, this proposed 241 Wycliffe Ave. street connection must be stopped up. This is totally unacceptable.

Respectfully

Joe and Lynn Jordan

York Region Official Plan

Chapter 2 – A Sustainable Natural Environment



The policies of this section are designed to identify, protect, and enhance a linked Greenlands System as a permanent legacy for York Region.

MAP 2 REGIONAL GREENLANDS SYSTEM



Regional Greenlands System

Greenlands System Vision

Urban Area

Towns and Villages

Hamlet

Oak Ridges Moraine Conservation Plan

Oak Ridges Moraine Boundary

Oak Ridges Moraine Plan Area

Greenbelt Plan

Greenbelt Plan Area Boundary

Greenbelt Protected
Countryside/Hamlet

Area Subject to the Lake Simcoe
Protection Plan

Provincial Highways

Existing

Controlled Access Highway

Under Construction

Municipal Boundary

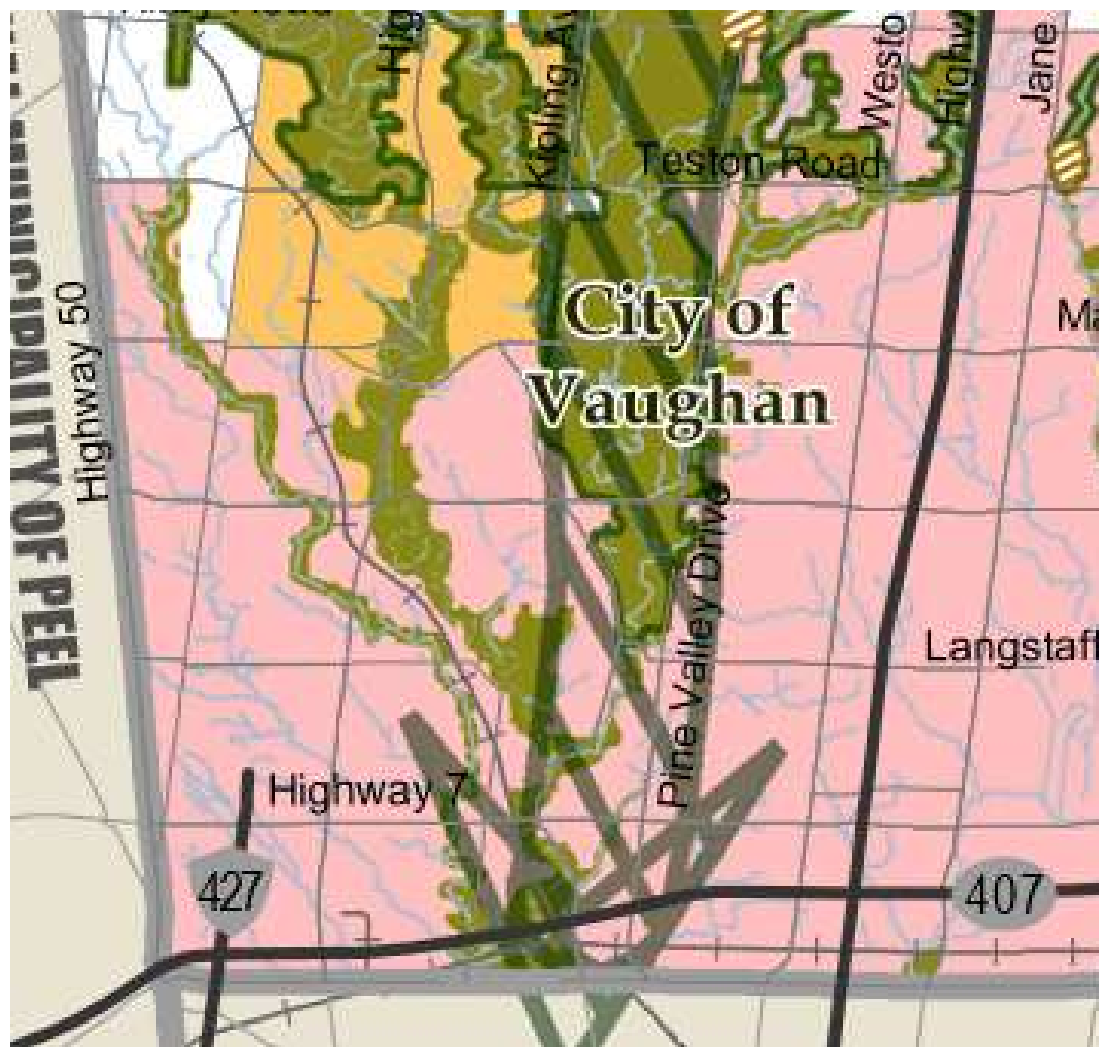
Regional Boundary

*The Greenlands System Vision identified on Map 2 of this Plan is intended to conceptually identify, with broad arrows, the general location of corridors within and beyond the Region that will perform major linkage functions on a Regional scale and will be further assessed as part of ongoing planning initiatives.

York Region **yorkmaps**

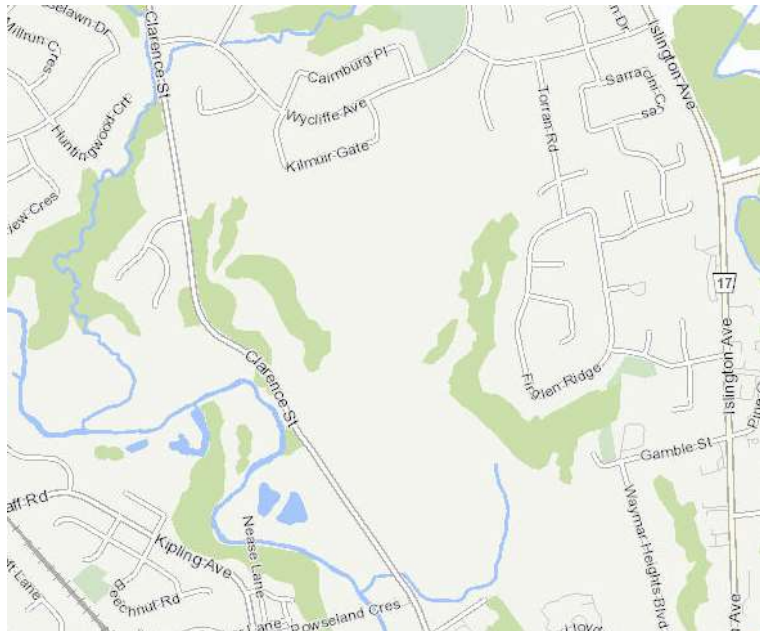
Produced by: Geographic Information Services Branch
Office of the Chief Administrative Officer
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REGIONAL GREENLANDS SYSTEM

-  Regional Greenlands System
-  Greenlands System Vision
-  Urban Area
-  Towns and Villages
-  Hamlet
- Oak Ridges Moraine Conservation Plan**
 -  Oak Ridges Moraine Boundary
 -  Oak Ridges Moraine Plan Area
- Greenbelt Plan**
 -  Greenbelt Plan Area Boundary
 -  Greenbelt Protected Countryside/Hamlet
 -  Area Subject to the Lake Simcoe Protection Plan
- Provincial Highways**
 -  Existing
- Controlled Access Highway**
 -  Under Construction



The primary function and vision of the Regional Greenlands System, and the policies of Section 2.1 of this Plan, is the protection of natural heritage features in a system of cores connected by corridors and linkages.

It is the policy of Council:

- 2.1.1 To protect and enhance the Regional Greenlands System and its functions shown on Map 2 and to control new development and site alteration within the vicinity of the System in accordance with the policies of this Plan.
- 2.1.9 That development and site alteration be prohibited within the Regional Greenlands System and that development and site alteration applications within 120 metres of the Regional Greenlands System shall be accompanied by an environmental impact study.

Why a Greenlands System?

Urbanization introduces new stresses on the native plants and animals, and many species which could breed and move freely through a natural or agricultural landscape cannot easily persist in an urban landscape. The ability for plants and animals to migrate, disperse and forage among multiple habitats is critical. A connected system of features and linkages provided by the Regional Greenlands System is essential to preserve the Region's biota in perpetuity. ■■■

COMMUNICATION - C90

ITEM 1

Special Committee of the Whole

July 8, 2020

June 22, 2020

Dear Mayor and Members of Council:

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan, ON
L6A 1T1

We would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

A draft motion has been submitted to our Ward 2 Councillor Tony Carella resolving that Vaughan Council:

1. Will reject any request of support by the applicant(s) for a Minister's Zoning Order or proposed Minister's Zoning Order that may be forthcoming on the former Board of Trade Golf Course.
2. Will support the normal planning process legislated by the Ontario Planning Act and conferred upon Municipal Governments under the Ontario Planning Act.
3. Will not support any planning directive that does not include all stakeholders, specifically the citizens of the City of Vaughan.
4. Will support our residents to retain their right to be part of the planning process and to play a key role in assessing how the proposed Toronto Board of Trade development application will impact their community

Issuing such a MZO would be unjust to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

We have recently been informed that the Minister of Municipal Affairs and Housing, Steve Clark, has advised of the intention to end the temporary suspension of the Planning Act timelines as of June 22, 2020 and NOT when the province lifts the state of Emergency as originally intended. We ask that the city consider continuing this temporary hold on timelines given the extent to which York Region has been impacted by Covid 19, and given that our region has not been able to 'open up' as early as other jurisdictions. We further request that the special COW that is recently scheduled for July 8, 2020 be rescheduled to a later date so as to allow maximal participation of residents (as has been granted to other rate payer groups for other development applications).

Sincerely,

Your name and address

Joe + Norma Moretto
Finglen Ridge
Woodbridge, Ontario

P.S. Furthermore;
- 1,200 New residences
will cause traffic
chaos!
- 1,200 mature
Trees will be gone!
- We residents have
a say... WE pay taxes!!

July 7, 2020

Dear Vaughan Council,

I ask that you grant the ICBL to the development process of the TBOTGC lands due to the current and ongoing pandemic. Also for this and other new and infill developments I suggest having homes including low rise apartment buildings that don't require parking spaces or max one per dwelling unit. In order to be a true city we need persons of all socioeconomic levels to be able to afford to live in our city which ties into non-private vehicle commute and includes cycling, transit use and walking as residents go about their daily lives. This is the only way to fight "induced demand" of vehicles on our regional roads and turning them into local highways which need to end and be turned into safe boulevards for local residents as a priority.

I am glad to learn some bike lanes will be installed in Ward 5 along Clark Avenue. That vision needs to be part of every square inch of Vaughan.

Hiten Patel, Thornhill Woods Drive, Vaughan

From: Andrea C. Lutzeier [REDACTED]
Sent: Tuesday, July 7, 2020 11:59 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>
Cc: [REDACTED] Keep Vaughan Green <keepvaughangreen@gmail.com>
Subject: [External] Re: Clubhouse Developments Inc. - 20 Lloyd Street, Woodbridge - Files OP .19.014, Z.19.038 and 19T-19V007
Importance: High

The Lutzeier Family, Waymar Heights Blvd, Woodbridge, ON

July 7, 2020

Dear Mayor and Council,

Re: Board of Trade Golf Course / OP 19.014, Z.19.038 and 19T-19V007

We, as long-time residents of the Village of Woodbridge backing onto the greenbelt of the Country Club Lands for over 45 years, are strongly opposed to the Amended Application (OP 18.0010 for the Clubhouse Properties Inc., Country Club Lands (formerly known as the Toronto Board of Trade Golf Course).

The revised proposal for an infill subdivision development is double that of the previous Application (an increase from 660 low rise residential units to 1215 single detached dwelling, townhouse and mixed block 6 storey apartment building units).

Such a proposed infill development is an insult to the current taxpayer residents of Woodbridge as it does not fit in with the current character, natural landscapes and heritage of the already established neighbourhood.

In order to maintain a fair and transparent process, and allow residents of Woodbridge who are directly affected by this proposed infill development to make meaningful and educated submissions to Council, it is paramount that Council adopt an Interim Control By-Law (ICBL) under section 38 of the *Planning Act* without any further delay.

We also oppose Council's consideration of seeking a Minister's Zoning Order (MZO) under section 47 of the *Planning Act*. Council has been elected by the taxpayers of the City of Vaughan to listen to and protect the interests of the citizens of the City of Vaughan. To

even consider such an unprecedented and unprincipled step in favour of the developer, is not acting in good faith and not acting in the best interests of the residents of the City of Vaughan, the tax payers.

We trust that Council will support the reasonable request of the taxpayer residents of the City of Vaughan to adopt an ICBL and not move forward with an MZO.

Thank you for your consideration.

Yours truly,

The Lutzeier Family

Thank you and have a wonderful day !!!!

Best Regards,

ANDREA C. LUTZEIER, B.A. (Hons.), LL.B, LL.M. | Barrister, Solicitor, Notary Public
[4195 Dundas Street West, Suite 230, Etobicoke, Ontario M8X 1Y4](#)
T.: **416.233.5525** | F.: 416.233.5431 | Email: alutzeier@torontolaw.net | www.torontolaw.net

Office Hours: Monday through Friday, 9:00 a.m. to 5:00 p.m. (By Appointment)

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On 2020-03-02 19:33, Andrea C. Lutzeier wrote:

The Lutzeier Family

Waymar Heights Blvd.

Woodbridge, ON

March 2, 2020

Delivered By Email:

Todd Coles, City Clerk

2141 Major Mackenzie Drive

Vaughan, Ontario L6A 1T1

Dear Mr. Coles:

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course),

241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP .19.014, Z.19.038 and 19T-19V007

By this letter we are **formally submitting our objection** to the above highlighted complete application, and request that you provide a copy of this letter to the Mayor and all Vaughan Councillors as well as to the city planners.

We have been living adjacent to the subject lands (Board of Trade Golf Course) since 1975 – **over 45 years** – and have seen the Village of Woodbridge grow from a rural village surrounded by farmland, to a town, to what is now the City of Vaughan. There was no development from north of Gamble Street (Pine Grove) to north of Major McKenzie Drive (Kleinburg). We could buy tomatoes and vegetables from the roadside and smell the fresh air. It was a real community with a local hardware store, the Wallace grocery store, local post office, etc. Everyone knew each other. Over the years we have seen the community grow and change.

We continue to live in Woodbridge (Waymar Heights Blvd) because the area is zoned RIV (Old Village Residential Zone), with large lots, mature trees, wildlife (fox, rabbits, deer, birds), minimal traffic, green spaces, historical sites, among other things.

We strongly oppose the infill development proposal for some of the following reasons:

- The **Community does not support this new proposal of 1215 dwelling units** (it did not support the previous proposal of about 600 dwelling units) and is totally and passionately against any infill development on the Board of Trade lands, which is known as a 'lung' to the Community.
- **Environmental Concerns:** Creating an environment that is detrimental to the health of the existing community members.
 - The proposed infill jeopardizes the natural balance of nature in the area by eliminating the rich natural landscape that is home to a multitude of animals, birds and plants. The inherent biodiversity of the area is a gift that very few communities enjoy.
 - Green Spaces Reduce Stress, Encourage Exercise. Green spaces in primarily urban areas improve health by lowering stress and encouraging exercise. The health benefits of having access to "green space"—from dense forests, fields, and lush parks to simple garden spaces, tree-lined streets, or a humble backyard—are well documented in scientific literature.
 - Green Space Strengthens the Immune System, Boosts peoples' mood, helps people live longer. "Research conducted in the United States, United Kingdom, and China have found that **people who live in the greenest areas have a reduced risk of mortality from all causes**, as well as a reduced risk of mortality due to kidney disease, respiratory disease, cancer, and stroke."

(excerpt from an article from Chris Kresser <https://chriskresser.com/the-top-health-benefits-of-green-space/>)

- **Reducing the natural heritage** of the community.
- **Increase Traffic Congestion:** The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighbourhoods into a nightmare. This does not include the numerous already approved developments in Woodbridge and surrounding neighbourhoods.
- **The Infrastructure** is not in place to support this infill development. The area is well established and mature, with road expansion virtually impossible, without destroying already established neighbourhoods.
- **Interim Control By-Law:** We believe that a detailed study supported by a **Cultural Heritage Impact Assessment**, an **Environmental Impact Study** and a comprehensive **Traffic Study** (taking into consideration applications already approved within the parameters of the affected community) and other studies are critical to properly assess the subject lands' proposed intent for development. The detailed studies are only possible with the implementation of an **Interim Control By-law**, this will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science based environment review as well as other necessary studies, in addition to which we request the City Council to provide the current landowners a **Notice of Intervention to Designate to preserve the potential Cultural character of the Board of Trade Golf-Course**.
- **Zoning By-Laws were put in place to preserve and protect the area**, and we need to continue to preserve and protect these By-Laws.

We **ask Council to fund all independent assessments** of the impact of this development proposal, including financial and well-being (health) costs to individuals and the community.

We are also asking for **more transparency and openness** on these issues, with no discussions or decisions behind closed doors.

We ask that this matter be a **priority** concern.

We thank you for your attention to this issue and appreciate your cooperation in helping to keep Vaughan green.

Sincerely yours,

The Lutzeier Family

Copy to Mayor and all Councillors and planners

--

[Thank you and have a wonderful day !!!!](#)

Best Regards,

ANDREA C. LUTZEIER, B.A. (Hons.), LL.B, LL.M. | Barrister, Solicitor, Notary Public
[4195 Dundas Street West, Suite 230, Etobicoke, Ontario M8X 1Y4](#)
T.: **416.233.5525** | F.: 416.233.5431 | Email: alutzeier@torontolaw.net | www.torontolaw.net

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June 30, 2020

Dear Mayor and Members of Council:

We, Anthony Howard and Elisa Moretto-Howard of [REDACTED] Foreview Court Woodbridge, ON, would like to formally express our concern over the potential that the Ontario government may be approached to issue a Minister's Zoning Order (MZO) with council's approval over the Board of Trade Golf Course Development (20 Lloyd Street, Vaughan).

We, local residents part of the Keep Vaughan Green community group, ask that should such a MZO come forth with regards to the BOT golf course that council support a democratic process and oppose such a MZO. We as community members have invested many hours of our time and money to bring forth our concerns regarding the impacts of this proposed development on our community.

It is a grave disappointment to find a government elected by the people not actually listen to the people who have brought them forward to govern.

A draft motion has been submitted to our Ward 2 Councillor Tony Carella resolving that Vaughan Council:

1. Will reject any request of support by the applicant(s) for a Minister's Zoning Order or proposed Minister's Zoning Order that may be forthcoming on the former Board of Trade Golf Course.
2. Will support the normal planning process legislated by the Ontario Planning Act and conferred upon Municipal Governments under the Ontario Planning Act.
3. Will not support any planning directive that does not include all stakeholders, specifically the citizens of the City of Vaughan.
4. Will support our residents to retain their right to be part of the planning process and to play a key role in assessing how the proposed Toronto Board of Trade development application will impact their community

Issuing such a MZO would be unjust to the taxpayers of this community.

We further recommend, in addition to the above, that Vaughan Council support the implementation of an Interim Control Bylaw to facilitate the completion of pertinent independent studies so that an informed decision can be made with respect to the proposed OPA, plan of subdivision and zoning amendment for this site.

We have recently been informed that the Minister of Municipal Affairs and Housing, Steve Clark, has advised of the intention to end the temporary suspension of the Planning Act timelines as of June 22, 2020 and NOT when the province lifts the state of Emergency as originally intended. We ask that the city consider continuing this temporary hold on timelines given the extent to which York Region has been impacted by Covid19, and given that our region has not been able to 'open up' as early as other jurisdictions. We further request that the special COW that is recently scheduled for July 8, 2020 be rescheduled to a later date so as to allow maximal participation of residents (as has been granted to other rate payer groups for other development applications).

Sincerely,

Elisa Moretto-Howard and Anthony Howard. [REDACTED] Foreview Court, Woodbridge, ON. [REDACTED]

**COMMUNICATION – C94
ITEM 1
Special Committee of the Whole
July 8, 2020**

From: Joanne Romano [REDACTED]
Sent: Tuesday, July 7, 2020 12:19 PM
To: Clerks@vaughan.ca; clement.messer@vaughan.ca
Subject: [External] DEPUTATION - Clubhouse Developments Inc.

Dear All;

This is to confirm that I am OPPOSED to the proposal that would be subject Wycliffe and Kilaran Avenue to additional traffic from the proposed new development. There are already long delays during rush hour along Kilaran Avenue, exiting onto Islington Avenue and surrounding main roads. More traffic will only lead to greater congestion and make our streets less safe.

When me and my late husband moved our 3 small kids and our family to this area just over 10 years ago, we did so as it provided a quieter, safer area, which was important for us.

Thank you,

Joanne Romano
[REDACTED] Rossmull Crescent, Vaughan ON
[REDACTED]

Joanne Romano
Finance, CSA Group

178 Rexdale Blvd.
Toronto, ON M9W1R3
Canada

T +1 416 747 4020

joanne.romano@csagroup.org
csagroup.org



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COMMUNICATION – C95
ITEM 1
Special Committee of the Whole
July 8, 2020

From: Anna Bellicoso [REDACTED] >
Sent: Tuesday, July 7, 2020 12:36 PM
To: Clerks@vaughan.ca
Subject: [External] Board of Trade Development.

Hello

My name is Anna Bellicoso I reside at [REDACTED] Garriock Court. Woodbridge Ontario

I would like to advise that I oppose the Board of Trade Development.

This massive infill development is not in the best interest of an already established community, within Vaughan, how devastating it would be to remove this gem of green space and the negative impact it would have to the environment, its wildlife, the wellness of the community, of the neighbourhood, for years to come. This...all in the name of business, greed, corruption...to hell with the residents who pay hard earned tax money, to hell with the well-being of communities and neighbourhoods of Vaughan. Today, it is the BOTGC, tomorrow it could be another area of the city... and so it goes

Thank you.

Sent from my iPhone