

October 26, 2020

By E-Mail

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

Attention: City Clerk

Dear Council:

**Re: Draft City-Wide Comprehensive Zoning By-law
Committee of the Whole Meeting on October 29, 2020 - Agenda Item 3.1**

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

As the City is aware, the Lands are currently subject to 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) applications (collectively, the “Applications”) submitted by Clubhouse on December 23, 2019 to permit the redevelopment of a portion of the Lands for residential development.

Clubhouse has reviewed the current draft City-wide Comprehensive Zoning By-law in relation to the Lands, which we understand will be considered by the Committee of the Whole at its meeting on October 29, 2020.

If the Applications are approved, it is our view that the zoning by-law amendments to the City’s current Zoning By-law should be incorporated into the new Comprehensive Zoning By-law. Thus, one option would be for the City to exclude the Lands from the Comprehensive Zoning By-law pending the outcome of the Applications.

Further, we note that on Schedule A, Map 66 of the draft Comprehensive Zoning By-law, the southeast portion of the Lands are proposed to be zoned OS2, whereas this portion of the Lands is currently zoned R2 in Zoning By-law No. 1-88. Clubhouse objects to the proposed rezoning of this portion of the Lands from a residential zone category,

particularly when it has active applications before the City to permit residential development on the Lands.

Kindly ensure that we receive notice of any decision(s) made by the Committee and/or City Council regarding the Comprehensive Zoning By-law, as well as any further public meeting(s) concerning this matter.

Yours truly,
DAVIES HOWE LLP



Mark R. Flowers
Professional Corporation

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