

## Committee of the Whole (2) Report

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**DATE:** Tuesday, June 8, 2021

**WARD(S):** 2

**TITLE:** 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**

**VICINITY OF CLARENCE STREET & WOODBRIDGE AVENUE**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** FOR INFORMATION

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### **Purpose**

To update Council with respect to a previous resolution of Council regarding the peer review of technical studies submitted in support of development applications from Clubhouse Developments Inc. (Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Files OP.19.014, Z.19.038 and 19T-19V007).

### **Report Highlights**

- Council on July 15, 2020 adopted a resolution directing funds be set aside from the appropriate reserve to conduct peer reviews that staff identify as necessary, in consultation with the Community Working Group, and as approved by Council
- Two Community Working Group meetings have been held, which continue to call for peer reviews of the studies and reports submitted with the Applications
- The studies submitted are under review by City staff and external agencies, and neither staff nor the review agencies have, to date, identified the need to peer review the studies and reports
- Staff are ready to initiate the process to retain the respective external expertise to peer review all the studies and reports as directed by Council, estimated to between \$120,000 to \$560,000 (depending on the number of studied to be peer reviewed) and will take 4 to 8 weeks to complete

## **Recommendations**

1. THAT Council receive this report for information and confirm whether Staff should initiate peer reviews with respect to some reports submitted in support of the applications.

## **Background**

The Committee of the Whole (Public Meeting) on March 3, 2020 considered a staff report regarding the development applications (the 'Applications') to redevelop the Clubhouse Developments Inc. lands ('Clubhouse lands') shown on Attachment 1. The Committee referred the report to a Committee of the Whole meeting on April 15, 2020 with a further report to be provided at the meeting. Council on March 11, 2020 ratified the March 3, 2020 Committee of the Whole (Public Meeting) motion.

Shortly thereafter, the City closed its facilities in response to the global COVID-19 pandemic. A virtual Special Committee of the Whole Meeting to consider the March 3, 2020 Motion was held on July 8, 2020. The extract from the Council Meeting of March 11, 2020 is included in Attachment 2.

Vaughan Council on July 15, 2020 adopted the following resolution:

“That Council direct funds be set aside from the appropriate reserve to conduct peer reviews that staff identify as necessary, in consultation with the Community Working Group, and as approved by Council.”

The extract from the Council Meeting of July 15, 2020 is also included as Attachment 3.

Two (2) virtual Community Group meetings were held on April 8, 2021 and May 12, 2021, with the applicant, representatives from Keep Vaughan Green, the local Ratepayer Associations, and staff to address outstanding concerns and issues related to the Applications. At the meetings, there was a continued request for peer reviews to be undertaken with respect to the studies and reports submitted in support of the Applications.

Based on the discussions at the working group meetings the Transportation, Cultural Heritage, Hydrogeology and Ecology studies continued to be most often identified as the studies that resident representatives requested to be peer reviewed. To date, the Owner has submitted 16 studies/reports and a Master Environmental Servicing Plan (comprised of 12 sub-studies) in support of the Applications, which must be approved to the satisfaction of the City and/or respective public approval authority, including the reports related to the above noted four matters.

The studies and reports are under review by City staff and external agencies, including the Toronto and Region Conservation Authority. Staff from the relevant professional disciplines have not, to date, identified the need for a peer review of any of the studies.

The peer review is a process using experts working in the same field to undertake another review of a submitted study or report to help determine its quality and validity. Staff do not object to a peer review if there is a reasonable ground that questions the quality and validity of a study or report. However, peer reviews can become very costly and time consuming.

For the Clubhouse Development Inc. Applications, the cost for each peer review would likely range approximately between \$10,000 and \$20,000 per study. If all 28 reports submitted with the Applications are peer reviewed the estimated cost would range between \$280,000 to \$560,000, and the time to peer review each study would likely be between 4 to 8 weeks. However, Council could direct that, for example, only certain studies related to the four most identified topic areas (Transportation, Cultural Heritage, Hydrogeology and Ecology) be reviewed the estimated cost will range between approximately \$120,000 to \$240,000. If the estimated cost and time exceed Council's expectation, it is still possible at this point for Council to direct staff to limit the peer review to the Transportation, Cultural Heritage, Hydrogeology and Ecology studies only or any other study as Council may deem it necessary.

The Applications seek to permit a development consisting of detached dwellings, townhouses, open space blocks, parks, roads, and infrastructure uses. Below is a summary of the 3 submissions received to date:

Original Applications (received on December 23, 2019)

- 475 detached units
- 124 townhouse units
- +/- 616 apartment units in 2, 6-story buildings with a maximum 800 square meters of retail or office uses

Second Submission (received on November 23, 2020)

- 535 detached units
- 139 townhouse units
- +/- 616 apartment units in 2, 6-story buildings (with retail and office) removed

Third Submission (received on May 14, 2021)

- 533 detached units
- 139 townhouse units

The City on June 1, 2021 distributed notice of this June 8, 2021 Committee of the Whole meeting by e-mail and ordinary mail to those who requested notice.

## **Previous Reports/Authority**

Previous reports related to the Subject Lands can be found at the following links:

[Committee of the Whole \(Public Hearing\) - March 3, 2020 Communications](#)

[Extract from Council Meeting Minutes of March 11, 2020](#)

[Council Meeting - March 11, 2020 - Communications](#)

[Special Committee of the Whole - July 8, 2020 - Communications](#)

[Extracts of July 15, 2020 Council Meeting](#)

[Council Meeting - July 15, 2020 - Communications](#)

## **Financial Impact**

The financial impact will depend on the number of studies that will be peer reviewed. As noted above the cost for each peer review would likely range approximately between \$10,000 to \$20,000 per study. Should Council direct that, for example, certain studies related to the four most identified topic areas (Transportation, Cultural Heritage, Hydrogeology and Ecology) be reviewed the estimated cost will range between approximately \$120,000 to \$240,000. However, there are 28 studies in total submitted with the applications and should all these studies be reviewed the estimated cost would range between approximately \$280,000 to \$560,000.

## **Broader Regional Impacts/Considerations**

York Region is reviewing the studies submitted in support of the Applications and have not identified, to date, the need for a peer review of any of the studies.

## **Conclusion**

Staff are ready to proceed with the peer review of all the submitted studies and reports submitted in support of the Clubhouse Development Inc. Applications, as directed by Council on July 15, 2020, and based on further discussions with the working group, which will cost between \$120,000 to \$560,000 and take 4 to 8 weeks to complete, depending on the number of studies to be peer reviewed as discussed in this report.

**For more information**, please contact: Clement Messere, Senior Planner, ext. 8409.

## **Attachments**

1. Context and Location Map
2. Extracts from Council Meeting of March 11, 2020
3. Extracts from Council Meeting of July 15, 2020

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