

February 28, 2022

**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: City-Wide Comprehensive Zoning By-law 001-2021 and Proposed Repeal  
and Replacement of Transition Provisions  
Zoning By-law Amendment File Z.21.052  
Committee of the Whole Meeting on March 1, 2022 - Agenda Item 6.1**

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 were 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.

On December 23, 2021, the City issued a Notice of Decision, approving a Draft Plan of Subdivision for the Lands, subject to a series of conditions. Further, on February 15, 2022, City Council adopted Official Plan Amendment No. 74 and enacted Zoning By-law No. 035-2022 in relation to the Lands. Zoning By-law No. 035-2022 amends the current City-wide Zoning By-law No. 1-88 to permit the redevelopment of the Lands.

Meanwhile, on November 15, 2021, Clubhouse appealed the new City-wide Zoning By-law No. 001-2021 and, more specifically, appealed the proposed transition provisions in Section 1.6 on a city-wide basis and appealed the entirety of the zoning by-law as it would apply to the Lands.

We have reviewed the City staff report to be considered by the City's Committee of the Whole at its meeting on March 1, 2022, which recommends the repeal and replacement of the current transition provisions in Section 1.6 of Zoning By-law No. 001-2021, and have reviewed the proposed new transition provisions. However, Clubhouse continues to have concerns that the newly proposed transition provisions will not properly implement the rezoning approval recently granted by City Council and will not ultimately result in the appropriate zoning for the Lands on a long-term basis.

Kindly ensure that we receive notice of any decision made by the Committee and/or City Council regarding this matter.

Yours truly,  
**DAVIES HOWE LLP**



Mark R. Flowers  
Professional Corporation

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