

April 18, 2018

Re: Keep Vaughan Green, Village of Woodbridge Ratepayers Association and West Woodbridge Homeowners Association Review of Councillor Carella's Resolution regarding the Vaughan Official Plan (2010) Amendment Application (O.P.18.001) for the Clubhouse Properties Inc., Country Club Lands (formerly known as Toronto Board of Trade Golf Course)

Dear Councillor Carella,

Keep Vaughan Green, Village of Woodbridge Ratepayers Association, Inc. and The West Woodbridge Homeowners Association, Inc. would like to extend our thanks to you for meeting with us on Saturday April 14, 2018 to discuss your plan to bring forward a resolution to Vaughan Council for the consideration of a Community Social Impact Study respecting the Toronto Board of Trade Golf Club ("Country Club") development application.

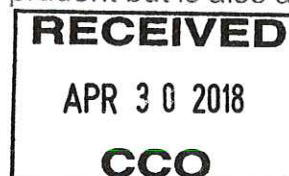
Subsequent to our meeting with you, Keep Vaughan Green, Village of Woodbridge Ratepayers Association, Inc. and The West Woodbridge Homeowners Association, Inc. met to further discuss your proposal and have concluded that while your thoughtful proposal is not without merit, it needs to be part of a broader evaluation framework.

As you are aware, many residents have voiced concerns about the loss of the golf course. At three community meetings held in the last 6 months, the community expressed its strong and unequivocal opposition to this development proposal. As a community, we would like to stress that the loss of the golf course would not only represent a loss of green space, but the community firmly believes that it would constitute the loss of a significant cultural and natural heritage landscape.

Given that the proposal for amendment to the OP on the formerly known as Board of Trade Golf Course lands represents one of the largest infill developments in Vaughan history, and given that the lands have cultural heritage and natural heritage value to the existing community, Keep Vaughan Green, Village of Woodbridge Ratepayers Association, Inc. and The West Woodbridge Homeowners Association, Inc. have concluded that in addition to the social impact of the development, there are several other important and complex issues surrounding the golf course that will require careful and thorough consideration by the City and the Community. We therefore would like to broaden your resolution to include the following;

1. That the City of Vaughan implement an Interim Control By-law (ICB), at the City of Vaughan's expense, restricting the Country Club lands to its existing uses, with consideration that a one-year extension may be required.

An ICB that is enacted in good faith, based on legitimate planning rationale and in conformity with the Vaughan Official Plan (2010), York Region Official Plan and the Provincial Growth Plan is not only reasonable and prudent but is also appropriate and



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necessary to ensure that the City of Vaughan and the Community has sufficient time to complete key studies on the property and to consider all options available.

Specifically, the purpose of the ICB is to ensure that the City of Vaughan and the Community has sufficient time to complete key and independent studies on the property that include the following:

- a. Comprehensive Land Use Analysis of the Country Club Lands;
 - b. Community Area Specific Study;
 - c. Community Economic Impact Analysis Study;
 - d. Community Social Impact Study;
 - e. Environmental Impact Study;
 - f. Mental Health Impact Assessment; and
 - g. Cultural Heritage Landscapes Strategy and Implementation Study of the Country Club Lands, formerly known as the Toronto Board of Trade Golf Club.
 - h. Thorough Archeological Impact Assessment, plus First Nations consultation. Other studies may be required.
2. The Community is concerned about currently permitted development or alterations occurring during the study period that could have adverse impacts on potential cultural or natural heritage landscapes on the site. We therefore request that the proposed Interim Control By-Law must prohibit permitted site alterations of the Country Club lands. In addition, the By-law should prohibit permitted construction, site alteration, expansion or demolition of any building, structure or landscape(s) on lands, including tree removal. Including the recently purchased homes planned for demolition and road access.
3. That Keep Vaughan Green, Village of Woodbridge Ratepayers Association, Inc. and The West Woodbridge Homeowners Association, Inc. be granted the right, after consultation with its legal team and the City of Vaughan, to select the qualified experts to conduct the studies.
4. That the studies be funded by the City of Vaughan for later reimbursement by the developer to ensure such studies are conducted without bias.
5. A Conservation Easement protecting at least 66% of the remaining Country Club lands not part of the current OPA Amendment and zoning bylaw should be executed immediately.
6. We are also extremely concerned that Vaughan is now violating its longstanding practice of deferring to the Toronto Region Conservation Authority ("TRCA") on environmental matters. Council must reassure us there will be no repeat of the unfortunate circumstances suffered by the residents in the Grand Trunk ravine (Dufferin Vistas) OMB Hearing [PL160978]

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Importance of a Cultural Heritage Landscapes Strategy and Implementation Study

For approximately 50 years, the Toronto Board of Trade Golf Club has defined an important character of the Woodbridge Community. While it is most widely recognized as a prestigious golf course, the 290-acre property has a diverse past that contributes to our cultural heritage. Cultural Heritage Landscape is "a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community...." (Provincial Policy Statement 2014)

In Ontario, Municipalities have the ability under Part IV and V of the *Ontario Heritage Act* to designate properties that may be deemed of cultural heritage value and interest. In Section 6.0 of the January 2017 Vaughan Official Plan 2010, Volume 1 (Policies) outlines Council's Cultural Heritage Landscape Policy which includes its responsibility to identify, designate and protect cultural heritage landscapes from being altered.

As part of a broader resolution to Vaughan Council, we request that you include a Cultural Heritage Landscape Strategy and Implementation Study and work with the Urban Design and Cultural Heritage Department and the Community to prepare a designation report for Council's consideration that identifies Country Club lands as a significant Cultural Heritage Resource. The Toronto Board of Trade Cultural Heritage Impact Report conducted by ERA on behalf of the property owners has provided a report that is limited in scope. It does not adequately assess the Cultural Heritage Landscapes of the terrace portions above the floodplain.

We are confident that when an independent third party Cultural Heritage Survey is completed, we will be able to serve the landowners and the Ontario Heritage Trust with a notice of intent to protect the Cultural Heritage Character of the Country Club lands under the terms of the *Ontario Heritage Act*. Furthermore, we are confident that the Cultural Heritage Character of inadequately assessed areas of the Golf Course, falls within the Criteria Designation stipulated by the *Ontario Heritage Act* under ONTARIO REGULATION 9/06 Criteria for Determining Cultural Heritage Value or Interest.

According to the provisions of the *Ontario Heritage Act*, to qualify for designation as a Cultural Heritage Landscape a property must exemplify one or more of the following:

Design Value:

- has a rare, unique or early example of a style or type; a high-degree of craftsmanship or technical achievement

Historical or Associative Value:

- has direct association with a significant theme; or contribution to an understanding of a community or culture, or to the work or ideas of a significant architect, artist, builder, designer or theorist

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Contextual value:

- is important in defining, maintaining or supporting the character of an area;
- is physically, functionally, visually or historically linked to its surroundings;
- is a landmark O. Reg. 9/06, s. 1 (2)

There is nothing extraordinary about this request. This is almost exactly the initiative undertaken by the Town of Oakville May and Council. Is Vaughan's environment any less valuable? Are we not entitled to the same prudent course of action?

As our Ward Councillor, Keep Vaughan Green, Village of Woodbridge Ratepayers Association, Inc. and The West Woodbridge Homeowners Association, Inc. is counting on your support on the Complete Framework outlined in this letter as well as the support of all Members of Council, to facilitate all, but not limited to, the studies and requests identified in this correspondence under an Interim Control By-law.

Thank you for your attention of this matter.


Sincerely,



President
Keep Vaughan Green



Maria Verna
President
Village of Woodbridge Ratepayer Association, Inc.



Nick Pinto
President
The West Woodbridge Homeowners Association, Inc.

cc: Members of Council
Members of Keep Vaughan Green
Board of Directors, Village of Woodbridge Ratepayers Association, Inc.
Board of Directors, The West Woodbridge Homeowners Association, Inc.