



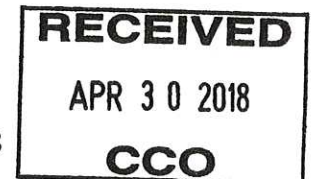
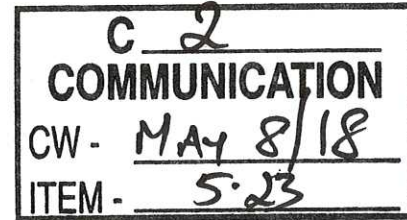
## memorandum

**DATE:** April 27, 2018

**TO:** Councillor Carella

**FROM:** Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management  
Mauro Peverini, Director of Development Planning  
Claudia Storto, City Solicitor

**RE:** **Toronto Board of Trade Golf Course application**  
**Correspondence from Ratepayers Associations dated April 18, 2018**



Staff has reviewed the letter dated April 18, 2018 that your office received from Keep Vaughan Green, the Village of Woodbridge Ratepayers Association and the West Woodbridge Homeowners Association. As per your request, we offer the following comments.

The application is in the early stages of review and it is too early in the process to determine if any additional studies are warranted. The determination as to whether further studies are appropriate may also be informed by further Planning Act applications that may be submitted by the applicant. It is also premature to determine whether an interim control by-law is appropriate at this time. Notwithstanding this, a planning rationale and terms of reference would have to be developed for a study as required by the *Planning Act*, and a Council direction to undertake the study, along with funding, would be required.

The letter requests that a number of independent studies be prepared, including a cultural heritage study. Some of the proposed studies duplicate areas that are required to be addressed in the applicant's submissions. These studies are available for public review online and are being reviewed by City staff and commenting agencies, including the TRCA and York Region. They may also be subject to peer review as may be determined. These reviews take into consideration the detailed comments of the community and are effective at responding to the issues. The request appears to propose 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, it cannot require an applicant to pay for City-initiated studies.

The letter also includes a request for the ratepayers associations to have the right to select qualified experts to conduct studies for the City after consultation with their legal team. This is an unprecedented request that falls outside of the public sector procurement process. Moreover, it is imperative that the City retain its independence in the review of the application.

The letter suggests that the City consider the use of a conservation easement to protect at least 66% of the lands. 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 as it is possible that a portion of the lands may be dedicated in public ownership, free of all costs, through the development review process.

We understand the concern regarding tree removal or site alteration. These matters are regulated pursuant to existing City and TRCA requirements, including the Private Property Tree Protection By-law, Fill By-law and various permit requirements. An ICBL is directed to prohibiting specified uses of land, buildings or structures, and is not required to duplicate existing regulatory tools in respect of tree removal and site alteration.

While the letter makes reference to the Glen Abbey case in Oakville, which staff are familiar with, this application must be reviewed on its own merits. It should also be recognized that the Oakville matter is currently the subject of a court proceeding.

We trust that this is satisfactory. Should you require additional information, please advise.

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