



**BESSANT PELECH ASSOCIATES INC.**  
Development Planning + Project Management Consultants

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BPA Inc No. 221-22  
January 16, 2023

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Via Email [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

**Office of the City Clerk**  
**City of Vaughan**  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

**Attention: Todd Coles**  
**City Clerk**

**Dear Sir:**

**Re: Proposed Draft Plan of Subdivision (File 19T-22V008) and  
Zoning By-Law Amendment (File Z.22.031)  
East Kleinburg Developments Inc. and 1045501 Ontario Limited and Toya  
Investments Limited  
11063 and 11191 Highway 27 (vicinity of Highway 27 and Kirby Road)  
Kleinburg, City of Vaughan**

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Please be advised that Bessant Pelech Associates Inc. has recently been retained to represent the interests of the owners of property known municipally as 11125 & 11115 Highway 27 and legally described as Part 1 & Part 2, Plan 65R-10786. Located along the east-side of Highway 27, the parcels are situated immediately abutting the above-noted Draft Plan of Subdivision, referred to as Phase 3 Copper Creek South.

Within the Block 55 Northwest – Block Plan concept, the subject parcels are illustrated as a remnant outparcel and identified as ‘Non-Participating Owners - Hwy 27’. Prior to our engagement and perhaps regrettably, these property owners chose not to participate within the Block Plan exercise.

Within the Block 55 West plan, the parcels however are illustrated with an underlying yield of five (5) single-detached residential dwelling lots but separated from internal local subdivision Street ‘C’ with a series of 5 ‘Part Lots for Future Development’. On that note and given that the Highway 27 frontage is encumbered with a 24 metre wide landscaping buffer, certain redevelopment scenarios are perhaps negated.

That said, we have now had an opportunity to meet with City of Vaughan Development Planning staff, as well as connect with Copper Creek representatives at TACC Developments Inc., and expressed our intent to move forward with development as well as an interest in the acquisition and assembly of the remnant ‘part lots’ with the parcel holdings creating a developable parcel of land with frontage along Street ‘C’.

Whether the redevelopment is comprised of single-detached residential lots with +/- 12.19 metre frontages in parallel with the ‘Fourth Density Residential (R4) Zone’ category as proposed for the ‘part lots’ and other adjacent lots as part of the ‘draft’ site-specific implementing Zoning By-Law Amendment will be determined as we move forward.

The purpose of this written submission is merely to serve as a courtesy to advise City of Vaughan Committee of the Whole and City Council members, whom in turn may be curious as to the status of non-participating lands, of our recent deliberations with City staff and Copper Creek representatives.

With that, we reserve the right to provide further comments as the above-noted development applications are reviewed and processed to completion, and prior to passage of the Zoning By-Law Amendment and approval of the respective Draft Plan of Subdivision and Block Plan applications.

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On behalf of our Client, we ask that you kindly please add this correspondence as part of the public record. We also respectfully ask to receive any and all notices of City Council decisions related to these and associated Copper Creek applications.

In the meantime, we will continue our deliberations and discussions with both municipal staff as well as the applicant / proponent, moving forward accordingly.

Thank you very much, greatly appreciated.

Yours truly

**BESSANT PELECH ASSOCIATES INC.**



Yuri Michael Pelech, BA (Hons) MA(PI) MCIP RPP PLE  
Principal / Managing Partner / Associate Planning Consultant

c.c. Councillor Marilyn Iafrate, Ward 1, City of Vaughan  
Mark Antoine, Senior Manager of Development Planning, City of Vaughan  
Christopher Cosentino, Senior Planner, City of Vaughan  
Ralph Palmisano, Coneco Environmental Construction