

**CITY OF VAUGHAN  
REPORT NO. 33 OF THE  
SPECIAL COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on July 15, 2020*

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The Special Committee of the Whole met at 7:07 p.m., on July 8, 2020.

Council Member	In-Person	Electronic Participation
Councillor Tony Carella, Chair	X	
Mayor Maurizio Bevilacqua		X
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		X
Regional Councillor Linda D. Jackson		X
Councillor Marilyn Iafrate	X	
Councillor Rosanna DeFrancesca		X
Councillor Sandra Yeung Racco		X
Councillor Alan Shefman		X

The following items were dealt with:

- 1. 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, ISLINGTON AVENUE, NORTH OF DAVIDSON DRIVE (REFERRED)**

**The Special Committee of the Whole recommends:**

- 1) That the Public Hearing report for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Files OP.19.014, Z.19.038 and 19T19V007 (Clubhouse Developments Inc.) dated March 3, 2020, BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a future comprehensive report to the Committee of the Whole;**

**REPORT NO. 33 OF THE SPECIAL COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JULY 15, 2020**

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- 2) That the following be approved:
  - I. That, if a request is made by Clubhouse Developments Inc. to Vaughan Council to support the Minister's making of a Minister's Zoning Order prior to a staff recommendation and a Council decision on the applications, that Council will not support any such request to the Minister of Municipal Affairs and Housing to enact a Zoning Order; and
  - II. That this resolution be forwarded to the Minister of Municipal Affairs and Housing as a statement of Council's position on the request made by Keep Vaughan Green, and be copied to the Regional Municipality of York and the Toronto and Region Conservation Authority;
- 3) That the Local Councillor schedule a meeting with the applicant, Keep Vaughan Green, the local Ratepayer Association and staff to address outstanding concerns and issues;
- 4) That the following deputations and communications be received:
  1. Ms. Nancy Antonelli, Wycliffe Avenue, Woodbridge, and communication C3, dated June 10, 2020;
  2. Mr. Antonio Antonelli, Wycliffe Avenue, Woodbridge, and communication C3, dated June 10, 2020;
  3. Ms. Monica Antonelli Guido, and communication C2, dated June 10, 2020;
  4. Ms. Lucia Pulciani, Kilmuir Gate, Woodbridge;
  5. Ms. Daniela Costantini, Rossmull Crescent, Woodbridge, and communication C82, dated July 7, 2020;
  6. Dr. Danny Costantini, Rossmul Crescent and communication C89;
  7. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
  8. Mr. Hatem Abu El-Neel, Kilmuir Gate, Woodbridge and communication C25, dated June 23, 2020;
  9. Ms. Rosalee Bello, Firglen Ridge, Woodbridge, and communications C5, dated June 15, 2020 and C21, dated June 23, 2020;
  10. Mr. Xianfeng Chen, Squire Graham Lane, Woodbridge;

**REPORT NO. 33 OF THE SPECIAL COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JULY 15, 2020**

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11. Mr. Rob Moroz, Kilmuir Gate, Woodbridge;
  12. Ms. Silvana Cantalini-Moroz, Kilmuir Gate, Woodbridge;
  13. Ms. Jennifer Eramo, Cairnburg Place, Woodbridge;
  14. Ms. Linda Villani, Cairnburg Place, Woodbridge, and communication C31, dated June 24, 2020;
  15. Mr. Andre Willi, Ampezzo Avenue, Vaughan, and communication C30, dated June 22, 2020;
  16. Mr. Sergio Villani, Cairnburg Place, Woodbridge, and communication C29, dated June 24, 2020;
  17. Dr. Laura Federico, Waymar Heights Boulevard, Woodbridge;
  18. Ms. Paola Crocetti, Kilmuir Gate, Woodbridge;
  19. Ms. Julia Ippoliti;
  20. Mr. Frank Massara, Torran Road Woodbridge, and communication C70, dated July 6, 2020;
  21. Ms. Mary Rosana Pietras, Kilmuir Gate, Woodbridge;
  22. Mr. David R. Donnelly, Barristers & Solicitors, Carlaw Ave, Toronto, and communications C6, dated June 15, 2020 and C60, dated July 3, 2020, on behalf of Keep Vaughan Green; and
  23. Mr. Mark R. Flowers, Davies Howe, Adelaide Street West, Toronto, and communication C86, dated July 7, 2020, on behalf of the applicant;
- 5) That communication C17, Memorandum from the Acting Deputy City Manager, Planning and Growth Management and the Deputy City Manager, Administrative Services and City Solicitor, dated June 30, 2020, be received; and
- 6) That the following communications be received:
- C1 Rose and Frank Troina, Kilmuir Gate, Woodbridge, date June 5, 2020;
  - C4 Joe and Paola Apollinaro, dated June 15, 2020;
  - C7 Mr. Tony Di Giuseppe, dated June 15, 2020;
  - C8 Drs. Danny and Daniela Costantini, Woodbridge, dated June 16, 2020;
  - C9 Mr. Anthony Vecchiarelli, Pennycross Court, Woodbridge, dated June 22, 2020;

**REPORT NO. 33 OF THE SPECIAL COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JULY 15, 2020**

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- C10 Ms. Susan Sigrist, dated June 23, 2020;**
- C11 Mr. Claudio Saverino, Torran Rd, Woodbridge, dated June 22, 2020;**
- C12 Ms. Jessica Crupi, Royal Park Way, Vaughan, dated June 23, 2020;**
- C13 Mr. Mario DeCarolis, Kilmuir Gate, Woodbridge, dated June 22, 2020;**
- C14 Mr. Umberto Ippoliti, Mrs. Julia Ippoliti, and Mr. Umberto B. Ippoliti, date June 22, 2020;**
- C15 Ms. Catherine Miljevic, Gate House Crt, Woodbridge, dated June 23, 2020;**
- C16 Rose and Frank Troina, Kilmuir Gate, Vaughan, dated June 23, 2020;**
- C18 Xianfeng Chen & Xiaoxia Wu, Squire Graham Lane, Woodbridge, dated June 23, 2020;**
- C19 Tony & Laura Di Giuseppe, Davidson Drive, Woodbridge, dated June 22, 2020;**
- C20 Ms. Fay Saber, dated June 23;**
- C22 Lisa Di Prospero and Bruno Oppedisano, Cairnburg Place Woodbridge, dated June 23, 2020;**
- C23 Penelope and Joseph Castrodale, Cainburg Place, Woodbridge, dated June 23, 2020;**
- C24 Member of Keep Vaughan Green, dated June 23, 2020;**
- C26 Dr. Mary Nadalini, dated June 23, 2020;**
- C27 Robert & Enza Pizzola, Vaughan Mills Rd, Woodbridge, dated June 24, 2020;**
- C28 Ms. Maria Villani, Cairnburg Place, Woodbridge, dated June 24, 2020;**
- C32 Adriana and Michael Grimaldi, Cairnburg Place, Woodbridge, dated June 22, 2020;**
- C33 Daniel and Sue Cossaro, Torran Road, Woodbridge, dated June 22, 2020;**
- C34 Frank and Rosanna Baldassarra, Squire Graham Lane, Woodbridge, dated June 22, 2020;**
- C35 Ms. Sonia Fiorini, Appian Way, Woodbridge, dated June 25, 2020;**

**REPORT NO. 33 OF THE SPECIAL COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JULY 15, 2020**

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- C36 Ms. Ilenia Giordano, Appian Way, Woodbridge, dated June 26, 2020;**
- C37 Sam Folino and Family, Modesto Garden, Woodbridge, dated June 26, 2020;**
- C38 Ms. Mary Belmonte, Crofters Road Woodbridge, dated June 26, 2020;**
- C39 Mr. Michael Caccamo, Clarence Street, Vaughan, dated June 28, 2020;**
- C40 Marco and Lucia Pulciani, Kilmuir Gate, Woodbridge, dated June 27, 2020;**
- C41 Ms. Lianna Basciano, Calgary Gardens, Woodbridge, dated June 27, 2020;**
- C42 Ms. Jessica Muia, Royal Pine Ave, Woodbridge, dated June 29, 2020;**
- C43 Ernie and Diana Coscone, Clarence Street, Woodbridge, dated June 26, 2020;**
- C44 Paul Talluri, Kilmuir Gate, Woodbridge, dated June 30, 2020;**
- C45 Keep Vaughan Green, dated July 2, 2020;**
- C46 Mary and Ferdinando Torrieri, Kilmuir Gate, Woodbridge, dated June 2, 2020;**
- C47 Ms. Franca Stirpe, Wycliffe Avenue, Woodbridge, dated June 22, 2020;**
- C48 Marco and Lucia Pulciani and Family, Kilmuir Gate, Woodbridge, dated July 3, 2020;**
- C49 Mr. Kevin Atkinson, Kiloran Avenue, Woodbridge, dated July 3, 2020;**
- C50 Ms. Rosanna Rosa Gastaldo, on behalf of Pasquale and Giovanna Cammalleri, Wycliffe Avenue, Woodbridge, dated July 3, 2020**
- C51 Mr. David Cammalleri, Wycliffe Avenue, Woodbridge, dated July 3, 2020;**
- C52 Mr. Jim Houvardas, Cairnburg Place, Woodbridge, dated July 3, 2020;**
- C53 Mr. & Mrs. Nicola Ierullo, Kilmuir Gate, Woodbridge, dated July 3, 2020;**

**REPORT NO. 33 OF THE SPECIAL COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JULY 15, 2020**

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- C54 Julia & Umberto Ippoliti, Squire Graham Lane, Woodbridge, dated July 3, 2020;**
- C55 Ms. Laura Ribeiro, Cairnburg Place, Woodbridge, dated July 4, 2020;**
- C56 Mr. Daniel Cossaro, Torran Road, Woodbridge, dated July 5, 2020;**
- C57 James and Gillian Downey, Kiloran Avenue, Woodbridge, dated July 4, 2020;**
- C58 Penelope and Joseph Castrodale, Cainburg Place, Woodbridge, dated July 4, 2020;**
- C59 Lisa Di Prospero and Bruno Oppedisano Cairnburg Place, Woodbridge, dated July 5, 2020;**
- C61 Mr. Allan Ramsay, Allan Ramsay Planning, dated July 3, 2020;**
- C62 Mr. Lorenzo Bonofiglio, Gate House Court, Woodbridge, dated July 4, 2020;**
- C63 Mr. Rocco Zito, Wycliffe Avenue, Woodbridge, dated July 5, 2020;**
- C64 Peter and Ann Costantino, dated July 5, 2020;**
- C65 Peter and Ann Costantino, Wycliffe Avenue, Woodbridge, dated June 22, 2020;**
- C66 Angela and Giuseppe Agostini, Wyclife Avenue, Woodbridge, dated July 6, 2020;**
- C67 Alfredo and Maria Chimenti, Wycliffe Ave, Woodbridge, dated July 6, 2020;**
- C68 Mr. Frank Pennese, Sesame Court, Woodbridge, dated July 6, 2020;**
- C69 Ms. Theresa Di Marco, Wycliffe Avenue, Woodbridge, dated July 6, 2020;**
- C71 Ralph & Maria Ciccio, Rossmull Crescent, Woodbridge, dated July 6, 2020;**
- C72 Ms. Orsola Massara, Torran Road Woodbridge, dated July 6, 2020;**
- C73 Mr. and Mrs. G. Ciaravella, Woodbridge Avenue, Woodbridge, dated July 6, 2020;**
- C74 Guy Comtois and Maria Doganieri, Wycliffe Avenue, Woodbridge, dated July 6, 2020;**

**REPORT NO. 33 OF THE SPECIAL COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JULY 15, 2020**

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- C75 Ms. Filomena Fiorini, Kilmuir Gate, Woodbridge, dated July 6, 2020;**
- C76 Mr.Sergey Nikulenko, Mrs.Olga Nikulenko, Clarence Street, Woodbridge, dated July 2, 2020;**
- C77 Ferdinando Torrieri, Kilmuir Gate, Woodbridge, dated July 6, 2020;**
- C78 Rose and Frank Troina, Kilmuir Gate, Woodbridge, dated July 7, 2020;**
- C79 Ingrid and Phil Harris, Wycliffe Avenue, Woodbridge, dated July 7, 2020;**
- C80 Paul and Alicia Talluri, Kilmuir Gate, Woodbridge, dated July 8, 2020;**
- C81 Vince and Loretta Marincola, Wycliffe Avenue, Woodbridge, dated July 7, 2020;**
- C83 Mr. Giuseppe Macri, Kiloran Avenue, Woodbridge, dated July 7, 2020;**
- C84 Mrs. Franca Stirpe, Wycliffe Avenue, Woodbridge, dated July 6, 2020;**
- C85 Mr. Robert Pizzola, Vaughan Mills Road, Woodbridge, dated July 7, 2020;**
- C87 Ms. E. and Ms. S. Pulciani, Kilmuir Gate, Woodbridge, dated July 6, 2020;**
- C88 Joe and Lynn Jordan, Wycliffe Avenue, Woodbridge, dated July 7, 2020;**
- C90 Joe and Norma Moretto, Firglen Ridge, Woodbridge, dated June 22, 2020;**
- C91 Mr Hiten Patel, Thornhill Woods Drive, Vaughan, dated July 7, 2020;**
- C92 The Lutzeier Family, Waymar Heights Blvd, Woodbridge, dated July 7, 2020;**
- C93 Elisa Moretto-Howard and Anthony Howard, Foreview Court, Woodbridge, dated June 30, 2020;**
- C94 Ms. Joanne Romano, Rossmull Crescent, Woodbridge, dated July 7, 2020; and**
- C95 Ms. Anna Bellicoso, Garriock Drive, Woodbridge, dated July 7, 2020.**

## REPORT NO. 33 OF THE SPECIAL COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, JULY 15, 2020

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Regional Councillor Ferri declared an interest with respect to this matter due to an on-going code of conduct complaint investigation on a matter related to the Clubhouse Developments, and did not take part in the discussion or vote on the matter.

### **Recommendations**

Council, at its meeting of March 11, 2020, (Committee of the Whole, Report No. 10, Item 4) adopted the following recommendations:

Recommendation of Council, March 11, 2020:

1. That communications C3 to C24, C26 and C27, be received. (Set out as Attachment 10 of this report).

Recommendation of the Committee of the Whole (Public Hearing) meeting of March 3, 2020:

- 1) That these applications be received;
- 2) That all comments received to date by way of verbal or written deputation, along with any additional comments received in respect of these applications prior to this matter coming before Committee of the Whole once again;
- 3) That the report of the Acting Deputy City Manager, Planning and Growth Management, dated March 3, 2020, be referred to a Committee of the Whole meeting to be scheduled for April 15, 2020 at 7:00 p.m. and a report regarding the following matter be provided at the meeting:
  - i. That the City of Vaughan, in good faith, enact for a period of one year an Interim Control By-Law under section 38 of the Planning Act, to be incorporated into the City-wide Zoning By-law Review and the City-wide Official Plan Review, restricting the subject lands --- known municipally as 20 Lloyd Street, 241 Wycliffe Avenue, 737 and 757 Clarence Street --- to existing uses, based on a legitimate planning rationale and in conformity with the Vaughan Official Plan (2010), York Region Official Plan and the Provincial Growth Plan, in order to ensure that the City of Vaughan and the local community have sufficient time to review key studies on the property, consider all available options, and pending the completion of, but not limited to, the following studies:
    - a. Comprehensive land use analysis of the subject lands;
    - b. Community area specific study;
    - c. Community economic impact study;
    - d. Environmental impact study;



**REPORT NO. 33 OF THE SPECIAL COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JULY 15, 2020**

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- e. Mental health impact assessment;
- f. Cultural heritage landscapes strategy and implementation study of the subject land;
- g. Archeological impact assessment;
- h. First nations consultation;
- ii. Any other studies as may be required, including a City-wide study of open space and climate change impacts of development, consistent with Vaughan's declaration of a climate emergency;
- iii. That Keep Vaughan Green and others be granted the right, after consultation with its legal team and the City of Vaughan, to select the qualified experts to conduct the aforesaid studies;
- iv. That the studies be funded by the City of Vaughan for later reimbursement by the developer, in order to ensure such studies are conducted without bias;
- v. That a conservation easement protecting at least 66% of the subject lands shall be executed immediately;
- vi. That appropriate staff meet with representatives of Keep Vaughan Green, to give effect to the matters set forth above;
- 4) That the following deputations and communications be received:
  - 1. Mr. Billy Tung, KLM Planning, Jardin Drive, Concord, representing the applicant;
  - 2. Mr. Umberto Ippoliti, Squire Graham Lane, Woodbridge and communications C6, dated February 6, 2020 and C60, dated February 28, 2020;
  - 3. Mrs. Julia Ippoliti, Squire Graham Lane, Woodbridge;
  - 4. Ms. Franca Stirpe, Wycliffe Avenue, Woodbridge and communication C57, dated February 26, 2020;
  - 5. Mr. Ferdinando Torrieri, Kilmuir Gate, Woodbridge, and communications C63, dated February 27, 2020, and C104;
  - 6. Mr. Bob Murray, Park Drive, Woodbridge;
  - 7. Mr. Frank Troina, Kilmuir Gate, Woodbridge, and communications C61, dated February 27, 2020, and C105;
  - 8. Ms. Enza Pizzola, Vaughan Mills Road, Woodbridge;
  - 9. Mr. Robert Pizzola, Vaughan Mills Road, Woodbridge and communication C5, dated February 2, 2020;

**REPORT NO. 33 OF THE SPECIAL COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JULY 15, 2020**

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10. Mr. Tony Lorini, Greater Woodbridge Ratepayer Association, and communications C20, dated February 4, 2020, and C106;
11. Mr. Sergio Villani, Cairnburg Place, Woodbridge and communication C19, dated February 11, 2020;
12. Ms. Letizia Agostini, Cairnburg Place, Woodbridge and communication C59, dated February 27, 2020;
13. Ms. Lucy Galante, Wycliffe Avenue, Woodbridge and communication C25, dated February 21, 2020;
14. Mr. Corrado Balducci, Vaughan Mills Road, Woodbridge and communication C88, dated March 2, 2020;
15. Mr. Andre Willi, Keep Vaughan Green, Ampezzo Avenue, Vaughan;
16. Ms. Rosanna Baldassarra, Keep Vaughan Green, Squire Graham Lane, Woodbridge and communication C8, dated February 17, 2020;
17. Mr. Anthony Vecchiarelli, Pennycross Court, Woodbridge and communication C76, dated February 29, 2020;
18. Ms. Chrystalla Balducci, Vaughan Mills Road, Woodbridge and communication C87, dated March 2, 2020;
19. Ms. Sabrina Falvo, Crofters Road, Woodbridge, and communication C107;
20. Ms. Ingrid Harris, Wycliffe Avenue, Vaughan and communications C64, dated February 27, 2020 and C108;
21. Ms. Monica Antonelli Guido, Gate House Court, Woodbridge and communications C52, dated February 27, 2020 and C109;
22. Ms. Mary Rosana Pietras, Keep Vaughan Green, Kilmuir Gate, Woodbridge and communication C7, dated February 17, 2020;
23. Mr. Hatem Abouelnile, Kilmuir Gate, Woodbridge and communication C28, dated February 12, 2020;
24. Mr. Bob Moroz, Keep Vaughan Green, Kilmuir Gate, Woodbridge and communication C75, dated March 1, 2020;
25. Ms. Josie Fedele, West Woodbridge Homeowners Association, Albany Drive, Woodbridge;
26. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;

**REPORT NO. 33 OF THE SPECIAL COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JULY 15, 2020**

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27. Dr. Laura Federico, Keep Vaughan Green, Waymar Heights Boulevard, Woodbridge and communication C18, dated February 4, 2020;
29. Mr. Nick Pinto, West Woodbridge Homeowners Association, Mapes Avenue, Woodbridge and C110, petition;
30. Ms. Paola Maria Stefania Crocetti, Kilmuir Gate, Woodbridge and communication C12, dated February 16, 2020;
31. Ms. Jennifer Eramo, Cairnburg Place, Woodbridge and communication C43, dated February 25, 2020;
32. Mr. Frank Massara, Torran Road, Woodbridge, and communication C30, dated February 22, 2020;
33. Ms. Andrea Lutzeier, Esmond Crescent, Toronto and communication C111, dated March 2, 2020;
34. Mr. Dylan Hastie, Esmond Crescent, Toronto, and communication C112, dated March 2, 2020;
35. Mr. Hank Lutzeier, Waymar Heights Boulevard, Woodbridge and communication C113, dated March 2, 2020;
36. Mr. Paul Talluri, Kilmuir Gate, Woodbridge and communications C54, dated February 25, 2020 and C114, dated February 23, 2020;
37. Ms. Lisa Manella, Waymar Heights Boulevard, Woodbridge;
38. Mr. John Troina, Kilmuir Gate, Woodbridge;
39. Mr. Sal Giunta, Kilmuir Gate, Woodbridge and communication C67, dated March 2, 2020;
40. Mr. Richard Ubbens, Waymar Heights Boulevard, Woodbridge;
41. Ms. Maria Verna, Village of Woodbridge Ratepayers Association and communication C115;
42. Ms. Elena Tsytzak, Clarence Street, Woodbridge;
43. Mr. Marco Pulciani, Keep Vaughan Green, Kilmuir Gate, Woodbridge and communications C45, dated February 25, 2020 and C116, dated March 3, 2020, and C117, petition;
44. Ms. Lucia Pulciani, Kilmuir Gate, Woodbridge and communication C118, dated March 3, 2020;
45. Ms. Theresia Arci, Firglen Ridge, Woodbridge;
46. Ms. Nancy Antonelli, Wycliffe Avenue, Woodbridge and communication C53, dated February 27, 2020; and

**REPORT NO. 33 OF THE SPECIAL COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JULY 15, 2020**

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47. Mr. Maxim Nikulenکو, East Corner's Boulevard, Kleinburg;  
and

- 5) That communications C1 to C101 and C104 to C118, be received.  
(Set out as Attachment 9 of this report).

Recommendation and report of the Acting Deputy City Manager, Planning  
& Growth Management, dated March 3, 2020:

**Recommendation, dated March 3, 2020:**

1. That the Public Hearing report for Official Plan Amendment, Zoning  
By-law Amendment and Draft Plan of Subdivision Files OP.19.014,  
Z.19.038 and 19T-19V007 (Clubhouse Developments Inc.) BE  
RECEIVED; and that any issues identified be addressed by the  
Development Planning Department in a future comprehensive  
report to the Committee of the Whole.

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The meeting adjourned at 10:21 p.m.

Respectfully submitted,

Councillor Tony Carella, Chair