

**CITY OF VAUGHAN**  
**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 22, 2021**

Item 13, Report No. 32, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 22, 2021, as follows:

***By receiving the following Communications:***

- C27. Mark and Lucia Pulciani, Kilmuir Gate, Woodbridge, dated June 7, 2021;***  
***C28. Giuseppe and Josie Ciaravella, Woodbridge Avenue, Woodbridge, dated June 7, 2021;***  
***C33. Sam Folino, Modesto Gardens, Woodbridge, dated June 8, 2021; and***  
***C35. Paola Maria Stefania Crocetti, dated June 9, 2021.***

**13. 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 & WOODBRIDGE AVENUE**

**The Committee of the Whole recommends:**

- 1) That the report of the Deputy City Manager, Planning and Growth Management, dated June 8, 2021, be received; and**
- 2) That the following comments and Communications be received:**
  - 1. Mr. Mark Flowers, Davies Howe LLP, Adelaide Street West, Toronto, and Communications C30, dated June 7, 2021 on behalf of the applicant;**
  - 2. Ms. Paola Maria Stefania Crocetti, Keep Vaughan Green, Kilmuir Gate, Woodbridge;**
  - 3. Ms. Daniela Costantini, Keep Vaughan Green, Keep Vaughan Green, Kilmuir Gate, Woodbridge, and Communication C2, dated June 4, 2021;**
  - 4. Ms. Mary Rosana Pietras, Kilmuir Gate, Woodbridge;**
  - 5. Ms. Sonia Fiorini, Appian Way, Vaughan;**
  - 6. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;**
  - 7. Ms. Jennifer Eramo, Cairnburg Place, Woodbridge;**
  - 8. Mr. Hatem Abou El Nile, Kilmuir Gate, Woodbridge, and Communication C12, dated June 6, 2021; and**
- 3) That the following Communications be received:**
  - C1. Ms. Rosanna Rosa Gastaldo, Wycliffe Avenue, Woodbridge, dated May 31, 2021;**
  - C4. Mr. Dave Cammalleri, Wycliffe Avenue, Woodbridge, dated May 31, 2021;**
  - C10. Ms. Diana Battaglia, dated June 4, 2021;**
  - C11. Mr. Joe Wahba, Ontario Land Surveyor, R-PE Surveying Ltd., Chrislea Road, Woodbridge, dated June 4, 2021;**

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- C13. Ms. Caroline Vecchiarelli, dated June 6, 2021;**
- C14. Mary and Ferdinando Torrieri, Kilmuir Gate,  
Woodbridge, dated June 6, 2021 ;**
- C15. Ms. Olga Nikulenko, dated June 6, 2021;**
- C16. Ms. Lisa Mannella, dated June 7, 2021 ;**
- C17. Ms. Franca Stirpe, Wycliffe Avenue, Woodbridge, dated  
June 7, 2021; and**
- C18. Mr. Peter Constantino, Wycliffe Avenue, Woodbridge,  
dated June 7, 2021.**

**Recommendations**

1. THAT Council receive this report for information and confirm whether Staff should initiate peer reviews with respect to some reports submitted in support of the applications.

## Committee of the Whole (2) Report

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**DATE:** Tuesday, June 8, 2021

**WARD(S):** 2

**TITLE:** 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 & WOODBRIDGE AVENUE**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** FOR INFORMATION

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### **Purpose**

To update Council with respect to a previous resolution of Council regarding the peer review of technical studies submitted in support of development applications from Clubhouse Developments Inc. (Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Files OP.19.014, Z.19.038 and 19T-19V007).

### **Report Highlights**

- Council on July 15, 2020 adopted a resolution directing funds be set aside from the appropriate reserve to conduct peer reviews that staff identify as necessary, in consultation with the Community Working Group, and as approved by Council
- Two Community Working Group meetings have been held, which continue to call for peer reviews of the studies and reports submitted with the Applications
- The studies submitted are under review by City staff and external agencies, and neither staff nor the review agencies have, to date, identified the need to peer review the studies and reports
- Staff are ready to initiate the process to retain the respective external expertise to peer review all the studies and reports as directed by Council, estimated to between \$120,000 to \$560,000 (depending on the number of studied to be peer reviewed) and will take 4 to 8 weeks to complete

## **Recommendations**

1. THAT Council receive this report for information and confirm whether Staff should initiate peer reviews with respect to some reports submitted in support of the applications.

## **Background**

The Committee of the Whole (Public Meeting) on March 3, 2020 considered a staff report regarding the development applications (the 'Applications') to redevelop the Clubhouse Developments Inc. lands ('Clubhouse lands') shown on Attachment 1. The Committee referred the report to a Committee of the Whole meeting on April 15, 2020 with a further report to be provided at the meeting. Council on March 11, 2020 ratified the March 3, 2020 Committee of the Whole (Public Meeting) motion.

Shortly thereafter, the City closed its facilities in response to the global COVID-19 pandemic. A virtual Special Committee of the Whole Meeting to consider the March 3, 2020 Motion was held on July 8, 2020. The extract from the Council Meeting of March 11, 2020 is included in Attachment 2.

Vaughan Council on July 15, 2020 adopted the following resolution:

"That Council direct funds be set aside from the appropriate reserve to conduct peer reviews that staff identify as necessary, in consultation with the Community Working Group, and as approved by Council."

The extract from the Council Meeting of July 15, 2020 is also included as Attachment 3.

Two (2) virtual Community Group meetings were held on April 8, 2021 and May 12, 2021, with the applicant, representatives from Keep Vaughan Green, the local Ratepayer Associations, and staff to address outstanding concerns and issues related to the Applications. At the meetings, there was a continued request for peer reviews to be undertaken with respect to the studies and reports submitted in support of the Applications.

Based on the discussions at the working group meetings the Transportation, Cultural Heritage, Hydrogeology and Ecology studies continued to be most often identified as the studies that resident representatives requested to be peer reviewed. To date, the Owner has submitted 16 studies/reports and a Master Environmental Servicing Plan (comprised of 12 sub-studies) in support of the Applications, which must be approved to the satisfaction of the City and/or respective public approval authority, including the reports related to the above noted four matters.

The studies and reports are under review by City staff and external agencies, including the Toronto and Region Conservation Authority. Staff from the relevant professional disciplines have not, to date, identified the need for a peer review of any of the studies.

The peer review is a process using experts working in the same field to undertake another review of a submitted study or report to help determine its quality and validity. Staff do not object to a peer review if there is a reasonable ground that questions the quality and validity of a study or report. However, peer reviews can become very costly and time consuming.

For the Clubhouse Development Inc. Applications, the cost for each peer review would likely range approximately between \$10,000 and \$20,000 per study. If all 28 reports submitted with the Applications are peer reviewed the estimated cost would range between \$280,000 to \$560,000, and the time to peer review each study would likely be between 4 to 8 weeks. However, Council could direct that, for example, only certain studies related to the four most identified topic areas (Transportation, Cultural Heritage, Hydrogeology and Ecology) be reviewed the estimated cost will range between approximately \$120,000 to \$240,000. If the estimated cost and time exceed Council's expectation, it is still possible at this point for Council to direct staff to limit the peer review to the Transportation, Cultural Heritage, Hydrogeology and Ecology studies only or any other study as Council may deem it necessary.

The Applications seek to permit a development consisting of detached dwellings, townhouses, open space blocks, parks, roads, and infrastructure uses. Below is a summary of the 3 submissions received to date:

Original Applications (received on December 23, 2019)

- 475 detached units
- 124 townhouse units
- +/- 616 apartment units in 2, 6-story buildings with a maximum 800 square meters of retail or office uses

Second Submission (received on November 23, 2020)

- 535 detached units
- 139 townhouse units
- +/- 616 apartment units in 2, 6-story buildings (with retail and office) removed

Third Submission (received on May 14, 2021)

- 533 detached units
- 139 townhouse units

The City on June 1, 2021 distributed notice of this June 8, 2021 Committee of the Whole meeting by e-mail and ordinary mail to those who requested notice.

## **Previous Reports/Authority**

Previous reports related to the Subject Lands can be found at the following links:

[Committee of the Whole \(Public Hearing\) - March 3, 2020 Communications](#)

[Extract from Council Meeting Minutes of March 11, 2020](#)

[Council Meeting - March 11, 2020 - Communications](#)

[Special Committee of the Whole - July 8, 2020 - Communications](#)

[Extracts of July 15, 2020 Council Meeting](#)

[Council Meeting - July 15, 2020 - Communications](#)

## **Financial Impact**

The financial impact will depend on the number of studies that will be peer reviewed.

As noted above the cost for each peer review would likely range approximately between \$10,000 to \$20,000 per study. Should Council direct that, for example, certain studies related to the four most identified topic areas (Transportation, Cultural Heritage, Hydrogeology and Ecology) be reviewed the estimated cost will range between approximately \$120,000 to \$240,000. However, there are 28 studies in total submitted with the applications and should all these studies be reviewed the estimated cost would range between approximately \$280,000 to \$560,000.

## **Broader Regional Impacts/Considerations**

York Region is reviewing the studies submitted in support of the Applications and have not identified, to date, the need for a peer review of any of the studies.

## **Conclusion**

Staff are ready to proceed with the peer review of all the submitted studies and reports submitted in support of the Clubhouse Development Inc. Applications, as directed by Council on July 15, 2020, and based on further discussions with the working group, which will cost between \$120,000 to \$560,000 and take 4 to 8 weeks to complete, depending on the number of studies to be peer reviewed as discussed in this report.

**For more information**, please contact: Clement Messere, Senior Planner, ext. 8409.

## **Attachments**

1. Context and Location Map
2. Extracts from Council Meeting of March 11, 2020
3. Extracts from Council Meeting of July 15, 2020

**Prepared by**

Clement Messere, Senior Planner, ext. 8409

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

Bill Kiru, Acting Director of Development Planning, ext. 8633

**Approved by**

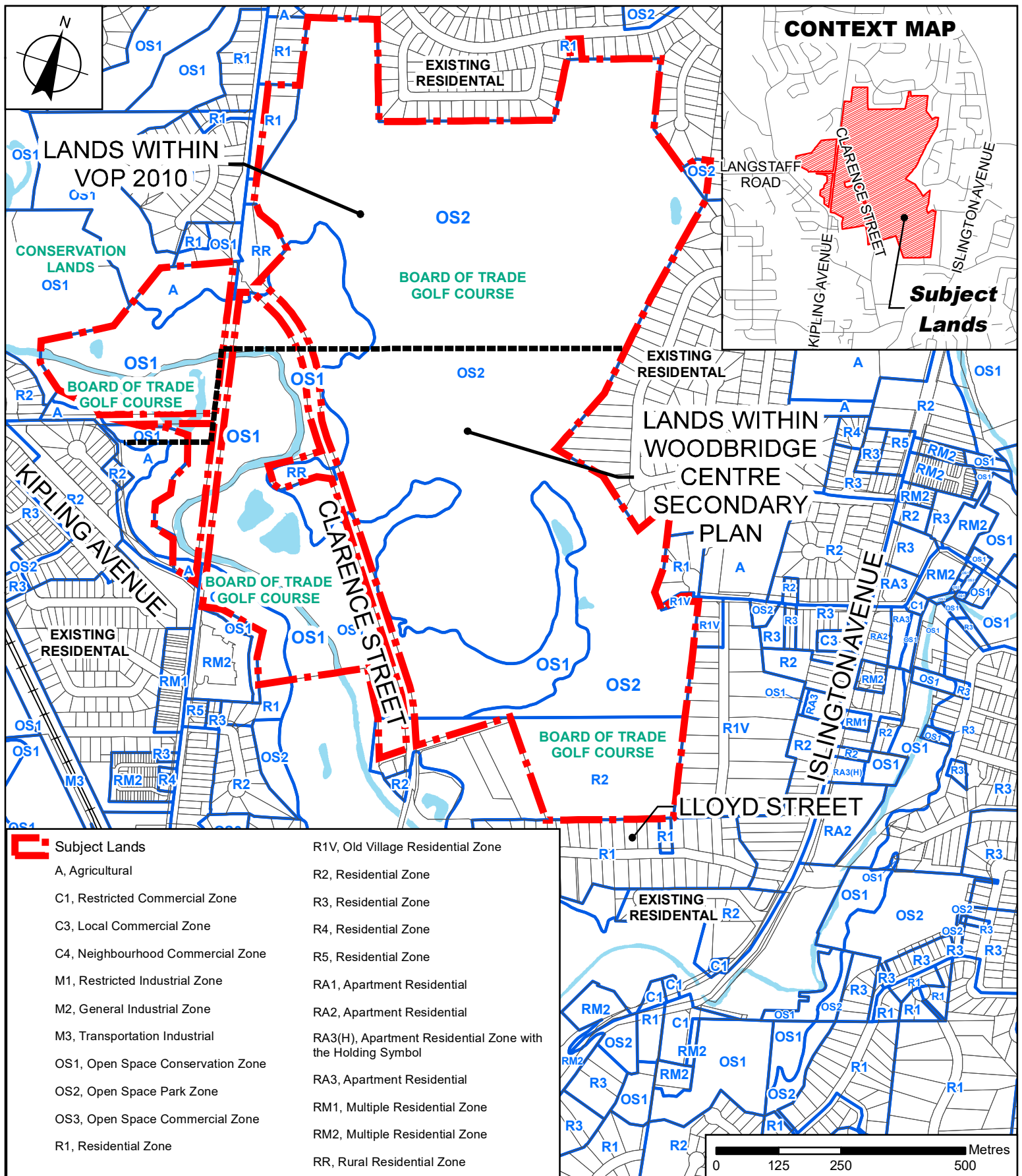


Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

**Reviewed by**



Jim Harnum, City Manager



## Location Map

**LOCATION:**  
Part of Lots 9, 10, 11, 12, Concessions 7, 8

**APPLICANT:**  
Clubhouse Developments Inc.



## Attachment

**FILES:**  
OP.19.014, Z.19.038 and  
19T-19V007

**DATE:** June 8, 2021

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**ATTACHMENT 2**  
**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 11, 2020**

Item 4, Report No. 10, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on March 11, 2020, as follows:

***By receiving the following communications:***

- C3 Ms. Angie Papadakis, dated March 2, 2020;***
- C4 Ms. Theresa DiMarco, Wycliffe Avenue, Woodbridge, dated February 25, 2020;***
- C5 Mr. David R. Donnelly, Donnelly Law, Carlaw Avenue, Toronto, dated February 18, 2020;***
- C6 Ms. Caroline Vecchiarelli, Gamble Street, Vaughan, dated March 3, 2020;***
- C7 Michael and Diane Stevens, Wycliffe Avenue, Woodbridge, dated March 3, 2020;***
- C8 Ms. Kimitra Karr, Colton Crescent, Woodbridge, dated March 3, 2020;***
- C9 Ted and Brenda Krawczyk, Firglen Ridge, Woodbridge, dated March 3, 2020;***
- C10 Paul and Nancy Postiglione, Davidson Drive, Woodbridge, dated March 3, 2020;***
- C11 Mr. Adamo Balducci, Highway 7, Woodbridge, dated March 3, 2020;***
- C12 Andrea Kayiatos, Vaughan Mills Road, Woodbridge, dated March 3, 2020;***
- C13 Rocco and Marisa DiFonzo, Torran Road, Woodbridge, dated February 26, 2020;***
- C14 Mr. Angelo Karr, Colton Crescent, Woodbridge, dated March 3, 2020;***
- C15 Marco and Lisa Mannella, Waymar Heights Boulevard, Woodbridge, dated March 2, 2020;***
- C16 Ms. Nadia Pulciani, dated March 2, 2020;***
- C17 Mr. Paul W. Mastenbroek, Meeting House Road, Woodbridge, dated March 2, 2020;***
- C18 Mr. & Mrs. Joe Agostino, Kiloran Avenue, Woodbridge, dated March 2, 2020;***
- C19 Mr. Darko Gagro, dated February 29, 2020;***
- C20 Mr. Andre Willi, Ampezzo Avenue, Woodbridge, dated March 27, 2020;***
- C21 Ms. Natalie Rizzo, Islington Avenue, Vaughan, dated March 2, 2020;***

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 11, 2020

#### Item 4, CW Report 10 – Page 2

- C22** *Rudy and Audrey Miller, Davidson Drive, Woodbridge, dated February 28, 2020;*
- C23** *Ms. Maria-Domenica D’Agostino, dated March 3, 2020;*
- C24** *Dr. F. Michael Cianfrone, Davidson Drive, Woodbridge, dated March 3, 2020;*
- C26** *Anna, dated March 5, 2020; and*
- C27** *Mr. Hatem Abu El-Neel, Kilmuir Gate, Vaughan, dated March 10, 2020*

**4. 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**

The Committee of the Whole (Public Hearing) recommends:

- 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:**

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## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 11, 2020**

#### **Item 4, CW Report 10 – Page 3**

- a. Comprehensive land use analysis of the subject lands;
    - b. Community area specific study;
    - c. Community economic impact study;
    - d. Environmental impact study;
    - 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;
    - i. 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;
  - ii. That the proposed Interim Control By-law prohibit otherwise permitted site alterations to the subject lands, as well as the construction, site alteration, expansion or demolition of any building, structure, or landscapes on the land, including tree removal;
  - 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;

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### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 11, 2020**

#### **Item 4, CW Report 10 – Page 4**

- 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;**
- 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;**

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#### **Item 4, CW Report 10 – Page 5**

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;
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;

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### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 11, 2020**

#### **Item 4, CW Report 10 – Page 6**

- 40. Mr. Richard Ubbens, Waymar Heights Boulevard, Woodbridge;**
- 41. Ms. Maria Verna, Village of Woodbridge Ratepayers Association and communication C115;**
- 42. Ms. Elena Tsytsak, 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**
- 47. Mr. Maxim Nikulenکو, East Corner's Boulevard, Kleinburg; and**

**5) That the following communications be received:**

- C1 Mr. Giuseppe Macri, Kiloran Avenue, Woodbridge, dated February 20, 2020;**
- C2 Mr. Gianluca Ruggeri, Woburn Drive, Vaughan, dated February 16, 2020;**
- C3 Ms. Susan Sigrist, Vaughan Resident;**
- C4 Ms. Sabrina Sartori, Kiloran Avenue, Woodbridge, dated February 18, 2020;**
- C9 John and Lori Massullo, Carstad Crescent, dated February 21, 2020;**
- C10 Mr. Domenic Lombardi, Wycliffe Avenue, dated February 18, 2020;**
- C11 Lori Grech Vennare, dated February 20, 2020;**
- C13 Ms. Suzanne Mezzomo, Wakelin Court, Woodbridge;**
- C14 Mr. Roland Gatti, Donbay Drive, Kleinburg, dated February 17, 2020;**
- C15 Ms. Nadia Lima, Squire Graham Lane, Woodbridge, dated February 21, 2020;**
- C16 Mr. Bryan Lima, Squire Graham Lane, Woodbridge, dated February 21, 2020;**
- C17 Vito and Maria Capizzo, dated February 17, 2020;**
- C21 Anna & Emilio Pulla, Cairnburg Place, Woodbridge, dated February 21, 2020;**
- C22 Penelope and Joseph Castrodale, Cairnburg Place, Woodbridge, dated February 17, 2020;**

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### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 11, 2020**

#### **Item 4, CW Report 10 – Page 7**

- C23 Diego & Judy Marin, Kilmuir Gate, Woodbridge, dated February 24, 2020;**
- C24 Ms. Angela Agostini, Wycliffe Avenue, Woodbridge, dated February 14, 2020;**
- C26 Ms. Doris Olivi, Woodstream Boulevard, Woodbridge, dated February 21, 2020;**
- C27 Loreto and Delores Eramo, dated February 25, 2020;**
- C29 Liberina and Michael Fontaine, Foreview Court, Woodbridge, dated February 22, 2020;**
- C31 Ms. Cathy Scicchitano, Cairnburg Place, Woodbridge, dated February 22, 2020;**
- C32 Mr. Sam Scicchitano, Cairnburg Place, Woodbridge, dated February 23, 2020;**
- C33 Ms. Elena Canini, Vaughan Mills Road, Woodbridge, dated February 23, 2020;**
- C34 Josie and Brian McCran, Colton Crescent, Woodbridge, dated February 23, 2020;**
- C35 Ms. Rosanna Rosa Gastaldo, on behalf of Pasquale and Giovanna Cammalleri, Wycliffe Avenue, Woodbridge, dated February 21, 2020;**
- C36 Mr. Joe Wahba, Davidson Drive, Woodbridge, dated February 23, 2020;**
- C37 Ms. Cristina Carlini, Woburn Drive, Woodbridge, dated February 24, 2020;**
- C38 Mr. Giuseppe Lombardi, Woburn Drive, Woodbridge, dated February 24, 2020;**
- C39 Mr. John Dickson, dated February 24, 2020;**
- C40 Lisa Di Prospero and Bruno Oppedisano, Cairnburg Place, Woodbridge, dated February 24, 2020;**
- C41 Inida Konomi and Che Guerrera, Torran Road, Woodbridge, dated February 24, 2020;**
- C42 Ms. Olivia Smedley, Julia Valentina Avenue, Woodbridge, dated February 26, 2020;**
- C44 Anita and Isidoro Aprea, Pennycross Court, Woodbridge, dated February 25, 2020;**
- C46 Stephen and Teresa Smedley, Julia Valentina Avenue, Woodbridge, dated February 26, 2020;**
- C47 Sergey and Olga Nikulenko, Clarence Street, Woodbridge, dated February 25, 2020;**
- C48 John and Mary Rizzo, Vaughan Mills road, Woodbridge, dated February 21, 2020;**

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### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 11, 2020**

#### **Item 4, CW Report 10 – Page 8**

- C49 Mr. Claudio Saverino, Torran Road, Woodbridge, dated February 20, 2020;**
- C50 Mr. Alexander Battaglia, Wycliffe Avenue, Woodbridge, dated February 20, 2020;**
- C51 Susan and Salvatore Cucullo, Wycliffe Avenue, dated February 26, 2020;**
- C55 Filippo and Rosalee Bello, Firglen Ridge, Woodbridge, dated February 26, 2020;**
- C56 Grace Buttino, Joe Centraco, and Olivia Centraco, Davidson Drive, Woodbridge, dated February 27, 2020;**
- C58 John and Annie Massara, Waymar Heights Boulevard, Woodbridge, dated February 27, 2020;**
- C62 Ms. Andrea Torrieri, Port Royal Avenue, Kleinburg, dated February 27, 2020;**
- C65 Annalisa Moser and Mike De Bartolo, Davidson Drive, Woodbridge, dated February 28, 2020;**
- C66 The Campanaro and Bortoletto Family, dated February 28, 2020;**
- C68 Luciano and Sandra Volpe, Waymar Heights Boulevard, Woodbridge, dated February 29, 2020;**
- C69 Mr. Max Marzetti, Gidleigh Park Crescent, Woodbridge, dated March 2, 2020;**
- C70 Dr. Danny Costantini, Kilmuir Gate, Woodbridge, dated March 1, 2020;**
- C71 Mr. Sam Folino, dated February 28, 2020;**
- C72 Dr. Daniela Costantini, Kilmuir Gate, Woodbridge, dated February 29, 2020;**
- C73 Grace Buttino, Joe Centraco and Olivia Centraco, dated February 28, 2020;**
- C74 Ms. Silvana Cantalini-Moroz, dated March 1, 2020;**
- C77 Liana and Carlo Martire, dated March 1, 2020;**
- C78 Mr. Tony Alati, Carrying Place Rate Payers Association, dated March 1, 2020;**
- C79 Ms. Ettorina Lombardi, Woodbridge Avenue, Woodbridge, dated February 28, 2020;**
- C80 Ms. Vera Maniccia, dated March 1, 2020;**
- C81 Mr. Daniel Cossaro, Torran Road, Woodbridge, dated March 1, 2020;**
- C82 Ms. Joan Reid-Bicknell, dated March 2, 2020;**
- C83 Mr. Lorenzo Bonofiglio, Gate House Court, Woodbridge, dated March 1, 2020;**



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### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 11, 2020**

#### **Item 4, CW Report 10 – Page 9**

- C84 Ms. Lawra Marzetti, Gidleigh Park Crescent, Woodbridge, dated March 2, 2020;**
- C85 Mr. Ettore Naccarato, dated February 28, 2020;**
- C86 Ms. Elise Castrodale, dated March 3, 2020;**
- C89 Ms. Rosanna Rosa Gastaldo, dated February 29, 2020;**
- C90 Ms. Lucy Salvati, dated March 1, 2020;**
- C91 Ms. Anna Datri, dated March 3, 2020;**
- C92 Mr. Mario Rocca, Alpha Court, Woodbridge, dated March 3, 2020;**
- C93 Mr. Joe Nicoletto, Alpha Court, Woodbridge, dated March 3, 2020;**
- C94 Mr. Alfredo Costanzo, Alpha Court, Woodbridge, dated March 3, 2020;**
- C95 Mr. Frank Rizzo, Alpha Court, Woodbridge, dated March 3, 2020;**
- C96 Mr. Bruno Donato, Alpha Court, dated March 3, 2020;**
- C97 Mr. Mauro Vari, Alpha Court, dated March 3, 2020;**
- C98 Mr. Rachel Chiovitti, Alpha Court, dated March 3, 2020;**
- C99 Ms. Maria-Domenica D’Agostino, dated March 3, 2020;**
- C100 Roopesh Ramklass and Ameetha Garbharran, dated March 3, 2020;**
- C101 Ms. Orsola Massara, dated February 27, 2020; and**
- C119 Sergey and Olga Nikulenko, Clarence Street, Woodbridge.**

#### **Recommendations**

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.

**ATTACHMENT 3**  
**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JULY 15, 2020**

Item 1, Report No. 33, of the Special Committee of the Whole, which was adopted as amended, by the Council of the City of Vaughan on July 15, 2020, as follows:

***By approving that recommendation 3) of the Special Committee of the Whole meeting of July 8, 2020, be amended by replacing the word “Association” with “Associations” and by adding the words “or meetings” after “a meeting”;***

***By approving the following:***

- 1. That Council direct funds be set aside from the appropriate reserve to conduct peer reviews that staff identify as necessary, in consultation with the Community Working Group, and as approved by Council; and***

***By receiving the following communications:***

- C1 Ms. Monica Tate, Squire Graham Lane, dated July 7, 2020;***
- C2 Ms. Eliza Hilario, Garriock Court, Woodbridge, dated July 7, 2020;***
- C3 Mr. Karlock Leung, Garriock Court, Woodbridge, dated July 7, 2020;***
- C4 Mr. Alexander Battaglia, Wycliffe Avenue, Woodbridge, dated July 7, 2020;***
- C7 Giovanni and Annie Massara, dated June 22, 2020;***
- C8 Chona Hilario, dated July 8, 2020;***
- C9 Keep Vaughan Green, dated July 8, 2020;***
- C10 Ms. Celeste DiCosola, Wycliffe Avenue, dated July 8, 2020;***
- C11 Ms. Maria Verna, dated July 8, 2020;***
- C12 Keep Vaughan Green, dated July 8, 2020;***
- C15 Mirko and Nicole del Rosso, Kilmuir Gate, dated July 9, 2020;***
- C16 Mrs. Connie Paniccia, Wycliffe Avenue, dated June 22, 2020;***
- C17 Tony and Viviane Lecce, dated July 8, 2020;***
- C18 Ms. Maria Verna, dated July 8, 2020;***
- C19 Ms. Maria Chianelli, Wycliffe Avenue, dated July 8, 2020;***
- C20 Ms. Anna Bellicoso, Garriock Court, dated July 7, 2020;***
- C21 Ms. Joanne Romano, Rossmull Crescent, dated July 7, 2020;***
- C22 The Lutzeier Family, Waymar Heights Boulevard, dated July 7, 2020;***
- C23 Elisa Moretto-Howard and Anthony Howard, Foreview Court, dated July 7, 2020;***

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JULY 15, 2020**

Item 1, SPCW Report 33 – Page 2

- C24 Ms. Angela Di Placido, dated July 6, 2020;**
- C25 Chris and Danuta Majdanczuk & Konrad Majdanczuk, Cairnburg Place, dated July 6, 2020;**
- C26 Antonio & Antonietta Angelucci, Rossmull Crescent, dated July 6, 2020;**
- C27 Alfredo and Maria Chimenti, Wycliffe Avenue, dated July 6, 2020;**
- C28 Mr. Piero Mazza, dated July 6, 2020;**
- C30 AnnaMarie and Frank Di Meo, Rossmull Crescent, dated July 9, 2020;**
- C31 Iole & Tomasso DiGiammarino, Wycliffe Avenue, July 9, 2020.**
- C32 Dr. Danny Costantini, dated July 9, 2020;**
- C131 Mr. Kevin Atkinson, Kiloran Avenue, Woodbridge, dated July 3, 2020;**
- C132 Ms. Monica Guido, dated July 12, 2020;**
- C133 Mr. Hatem Abou El Nile, Kilmuir Gate, Vaughan, dated July 12, 2020;**
- C134 Mr. Nick Pinto, dated July 12, 2020;**
- C135 Mr. Frank Troina, Kilmuir Gate, Woodbridge, dated July 13, 2020;**
- C136 Mr. Mark Persaud, dated July 13, 2020;**
- C137 Mr. Richard Lorello, dated July 13, 2020;**
- C139 Ms. Franca Stirpe, dated July 14, 2020;**
- C140 Ms. Rosalee Bello, dated July 14, 2020;**
- C141 Keep Vaughan Green, petition; and**
- C142 Keep Vaughan Green, petition.**

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 Development and did not take part in the discussion or vote on the matter.

- 
- 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:**

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JULY 15, 2020**

#### **Item 1, SPCW Report 33 – Page 3**

- 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;**
- 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;**

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JULY 15, 2020**

Item 1, SPCW Report 33 – Page 4

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;
  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

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JULY 15, 2020**

Item 1, SPCW Report 33 – Page 5

- 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;
  - 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;

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JULY 15, 2020**

Item 1, SPCW Report 33 – Page 6

- 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;**
- 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;**

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## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JULY 15, 2020**

Item 1, SPCW Report 33 – Page 7

- 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;**
- 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;**



## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JULY 15, 2020**

Item 1, SPCW Report 33 – Page 8

- 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 Ciccia, 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;**
- 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;**

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JULY 15, 2020**

Item 1, SPCW Report 33 – Page 9

- 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.**

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;

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JULY 15, 2020**

#### **Item 1, SPCW Report 33 – Page 10**

- 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;
    - 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;

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JULY 15, 2020**

#### **Item 1, SPCW Report 33 – Page 11**

- 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;
  - 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;

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JULY 15, 2020**

#### **Item 1, SPCW Report 33 – Page 12**

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;
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;

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JULY 15, 2020**

#### **Item 1, SPCW Report 33 – Page 13**

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 Tsytsak, 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
  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:

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JULY 15, 2020**

Item 1, SPCW Report 33 – Page 14

#### **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.