

Magnifico, Rose

Subject: FW: Item 4 - Report 7, Item 1 - ZONING BY-LAW AMENDMENT FILE Z.16.038 PINE VALLEY ENCLAVE II LTD. WARD 2 - VICINITY OF PINE VALLEY DRIVE AND LANGSTAFF ROAD

Attachments: Vitanova Shelters Corp.pdf; Vitanova Shelters 1139519.pdf; Pine Valley Enclave II Corp.pdf

c <u>8</u>
Communication
COUNCIL: <u>Feb 21/17</u>
CW(PH) Rpt. No. <u>7</u> Item <u>1</u>

From: Richard Lorello [REDACTED]

Sent: February-21-17 10:05 AM

To: Bevilacqua, Maurizio

Cc: Iafrate, Marilyn; Carella, Tony; Racco, Sandra; DeFrancesca, Rosanna; Di Biase, Michael; Rosati, Gino; Ferri, Mario; Shefman, Alan; MacKenzie, John; Kostopoulos, Daniel; Craig, Suzanne; Noor Javed; Adam MartinRobbins; Abrams, Jeffrey; Furio Liberatore; Ken Schwenger; Robert Kenedy; Eddy Aceti; Maria Verna

Subject: Item 4 - Report 7, Item 1 - ZONING BY-LAW AMENDMENT FILE Z.16.038 PINE VALLEY ENCLAVE II LTD. WARD 2 - VICINITY OF PINE VALLEY DRIVE AND LANGSTAFF ROAD

Good morning Mr. Abrams. Please post this communication and attachements for today's council meeting.

Good morning Mayor Bevilacqua

I would like to bring forward an matter of concern regarding a lack of disclosure of interest and information by a member of council on the following item.

Report 7, Item 1 - ZONING BY-LAW AMENDMENT FILE Z.16.038 PINE VALLEY ENCLAVE II LTD. WARD 2 - VICINITY OF PINE VALLEY DRIVE AND LANGSTAFF ROAD

As our Mayor, you have spoken of transparency in government and the importance that council decisions are made objectively, transparently and without real or preceived conflict of interest. I greatly appreciate your position and your comments and that is why I am appealing to you to help obtain clarification on this matter.

The member of council that I have a concern with is Ward 2 Councillor Tony Carella. In your capacity as Chair of today's council meeting, I am asking if you could kindly ask the Clerk's Office, the City Solicitor's Office and the Integrity Commissioner's office to provide their comments, opinions and recommendation on the facts below and that they ask Councillor Carella to clarify his relationship with the organizations in question and any pecuniary interest that he may have. The attached documents will provide the details necessary to substantiate the following;

1. Vitanova Foundation (a registered charity founded by Mrs. Carella) operates at 6299 Rutherford Road in Vaughan
2. According to land registry records (attached) 6299 Rutherford Road is ownd by Vitanova Shelter Corporation
3. According to Corporate Registry records (attached), Tony Carella is director/officer/secretary of Vitanova Shelter Corporation
4. According to CRA Charities records (attached) Vitanova Foundation pays annual occupancy costs (approximately \$250,000 in 2015)

5. According to Corporate Registry records (attached) Chris Zeppa, owner/founder/director of City Park Homes / Pine Valley Enclave II
6. The organizations mentioned in item 5 are on today's agenda and have come before council in the past for application development approval.
7. According to news articles and advertisements Chris Zeppa has organized fundraisers that have raised substantial funds and has contributed to Vitanova Foundation
8. At the February 7, 2017 public hearing Councillor Carella did not declare or disclose an interest in the Pine Valley Enclave II.
9. Councillor Carella has declared an interest in other matters surrounding the Vitanova property (such as the 427 extension)

If any of these facts have recently changed or are in error, I would ask for clarification and brought to my attention.

The relationships described above are of great concern to me. Based on the attached documents, it is my opinion that Councillor Carella has an inappropriate relationship with a developer that needs to be clarified. I am not saying or alleging that Mr. Zeppa has done anything wrong. It is his choice to raise or contribute funds to whatever charity he chooses. However, this is a matter for Councillor Carella to clarify and it is in the spirit of transparency, that this be done through, either by Mr. Carella himself, the Clerks Office, the City Solicitor's office or the Integrity Commissioner's office. In order for Councillor Carella to continue to participate in this item, I would ask that he provide clarification to the following questions.

1. Does Vitanova Shelters Corporation (where Councillor Carella is director/officer/secretary) receive funds in the form of occupancy payment/rent from Vitanova Foundation?
2. Does Councillor Carella receive any payments from Vitanova Shelters Corporation?
3. Does Councillor Carella's spouse receive any payment from Vitanova Foundation?

The answers to these questions will determine whether Councillor Carella has a real or perceived conflict of interest in the subject matter of this email and these questions should be clarified before Councillor Carella participates any further on the item referred to in the subject matter.

I have copied interested parties in this email due to the fact that they may be affected by decisions made in their communities.

I thank you in advance for any assistance that you can provide that will help make Vaughan Council more transparent on matters of public interest.

Regards
Richard T. Lorello

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Prominent Liberals and businessmen attend boozy, men-only, \$1,000 per ticket fundraiser for addiction centre. Not everyone was impressed



LIAM CASEY, THE CANADIAN PRESS | November 5, 2015 1:17 PM ET
More from The Canadian Press



The \$1,000-per-ticket fundraiser, billed as a "Gentlemen's Gala Event," was to raise money for Vitanova Foundation, a non-profit mental health treatment facility for alcohol, drug and gambling addicts. Facebook

TORONTO — A recent men-only, fine-wine and grappa-tasting fundraiser for an addiction centre north of Toronto that was attended by some prominent Liberals, powerful businessmen and a senior police official has attracted some criticism.

Richard Lorello and his friend Tracey Kent, both from Vaughan, Ont., say they stood outside snapping photographs as dozens of men strolled into Avenue restaurant on Oct. 22.

The \$1,000-per-ticket fundraiser, billed as a "Gentlemen's Gala Event," was to raise money for Vitanova Foundation, a non-profit mental health treatment facility for alcohol, drug and gambling addicts.

"If you're going to raise money for an addiction centre, why are you involving alcohol?" said Lorello, a former Conservative executive in the riding's association.

If you're going to raise money for an addiction centre, why are you involving alcohol?

Kent echoed Lorello's sentiments and took umbrage with the fact women weren't invited to the event.

"Unfortunately, Vaughan has a reputation and hasn't quite entered into the next century yet," said Kent, a former member of the Conservative riding association in the area.

"There's a lot of the kind of stag mentality where I live. I think it's awful."

The fundraiser was organized by Chris Zeppa, owner of City Park Homes, a residential and condominium builder in the Toronto area.

Majestic Wines, one of the night's sponsors, promised the event would be filled with "laughter, fine wine, and delectable dishes!"

Stand-up comedian Nick Di Paolo, who was nominated for two Emmys for writing for "The Chris Rock Show" and had bit parts in "Louie" and "The Sopranos," was billed on the ticket as the prime entertainment for the evening.

Newly minted Liberal MP Francesco Sorbara attended the event, as did Ontario's Transportation Minister Steven Del Duca. Both Sorbara and Del Duca refused to be interviewed by The Canadian Press, but sent brief comments by email.

"I attend many events in support of charities in my community and I am proud to support Vitanova and the important work they do within York Region," wrote Sorbara.

Del Duca wrote that he has long been a supporter of Vitanova and was at one point a volunteer on its board of directors.

"At this event, I was glad to see the organizers provided a service to ensure that individuals who chose to drink alcohol would be taken home safely," Del Duca wrote.

Honestly there are women-only events, men-only events and I'll leave it up to the organizers to decide what they think is appropriate

"I look forward to continuing to support Vitanova and a wide variety of other worthwhile charitable organizations in my community."

When asked to comment about the appropriateness of elected politicians attending men-only events, or about criticism of alcohol being served at a fundraiser for an addiction centre, Premier Kathleen Wynne's office said she had no comment.

Kent and Lorello said their criticism has nothing to do with partisan politics and both say they are now Liberal supporters — but not members of any party.

Deb Schulte, the new Liberal MP for the King-Vaughan riding where the fundraiser took place, said she wasn't invited to the fundraiser, but she wasn't upset about it.

"It's not that unusual for Woodbridge to have men-only events," she said.

"Does it bother me? I think, really, it's not out of the ordinary for this area and just leave it at that," said Schulte.

"Honestly there are women-only events, men-only events and I'll leave it up to the organizers to decide what they think is appropriate. I think there are comments to be made, but I don't think I'm in the position to be making any comments at this point."

Franca Damiani Carella, who started Vitanova Foundation in 1987, said the centre has 28 beds for its men-only residential program and treats about 100 men and women daily in its day program. The mental health facility is free to patients, she said, and she relies on both public and private funds to operate the charity.

Carella has no problem with the nature of the fundraiser, even though she couldn't attend. She said last year's event raised \$60,000 for Vitanova.

"Without it we would have trouble keeping the doors open," she said.

"The just-for-men party does not mean you discriminate against women. I go to fundraisers that are just for women."

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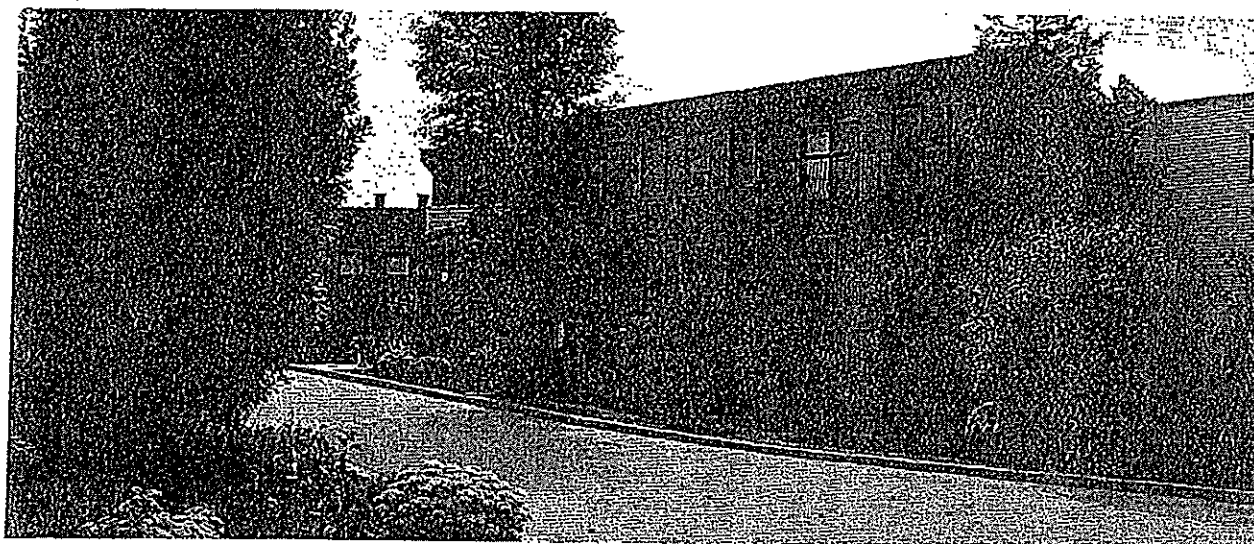
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NEWS

CONTACT US

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6299 Rutherford Road, Woodbridge, Ontario L4L 1A7

If you have any comments or questions about Vitanova, feel free to contact us.

Main telephone number: 905-850-3690

Email: info@vitanova.ca

Fax: 905-850-3835

Name and E-mail	Position	Ext.
Franca Damiani Carella@info@vitanova.ca	Executive Director	222
Pierina Minna pierina.minna@vitanova.ca	Executive Assistant	225
Tina Cyr tina.cyr@vitanova.ca	Residential Services Coordinator	221
Janice Pacheco janice.pacheco@vitanova.ca	Client Support Worker / Reception	226
Cindy Cepparo cindy.cepparo@vitanova.ca	Program Director	231
Cosimo Schiafone cosimo.schiafone@vitanova.ca	Addiction Support Worker/Facilities Manager	229
Lurdes Jesus lurdes.jesus@vitanova.ca	Intake Coordinator/Addiction Counsellor	224
Lia Falzon lia@info@vitanova.ca	Art Therapist	905-850-3690
Rosanna Di Rosa rosanna.dirosa@vitanova.ca	Addiction Counsellor	227
Jessica Malynyk jessica.malynyk@vitanova.ca	Addiction Counsellor	223
Abdul Aligor info@vitanova.ca	Addiction Counsellor	223

Angelo Cosentino/ info@vitanova.ca

Life Skills Instructor/ Facility Support Worker

General mailbox: info@vitanova.ca

Main telephone number: (905) 850-3690

Alternate number: (416) 744-8940

Weekends – Extension 224 or 229

Overnight – Extension 223

Click on the link below to view and download volunteer application.

VNF Volunteer Application

Board Members

Michael Federico, Chair
Sandra Martins, Vice Chair
Nancy Postiglione, Secretary
Michael Stoltz, Treasurer
Alex Anapolsky
Dawna Borg
Leo Campione
Joe Grando
John Monda
Ian Sutcliffe
Robert Ursini
Michelle Zerillo-Sosa

Brochures

English
Italian
Portuguese
Chinese (Traditional)
Chinese (Simplified)
Hindi
Punjabi
Urdu

Studies

Levy Study (2006)
Volpe Report (2013)

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The Vitanova Foundation
updated their profile
picture.
September 8, 2015

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ServiceOntario

LAND
REGISTRY
OFFICE #65

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

03318-0006 (LT)

PAGE 1 OF 1
PREPARED FOR RICHARD LOREILLO
ON 2016/06/23 AT 13:38:32

terranet e/press

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL 15-5 SEC V9, PT LT 15 CON 9, (VGN), PT 1 65R18519; T/W FT LT 15, CON 9, (VGN), PT 3, 65R1822 AS IN L779005 ; VAUGHAN

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

OWNER'S NAME
VITANOVA SHELTER CORPORATION

RECORDAL
FIRST CONVERSION FROM BOOK

CAPACITY SHARE
BENO

PIN CREATION DATE:
1997/04/07

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CEND
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/04/07 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/04/07						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
65R18519	1996/07/02	PLAN REFERENCE				
LT1139519	1996/11/27	TRANSFER	\$50,000		VITANOVA SHELTER CORPORATION	C
REMARKS: THE CONSENT OF THE COMMITTEE OF ADJUSTMENT OF THE CITY OF VAUGHAN IS ATTACHED						
YR1791869	2012/03/06	CHANGE	\$560,000	VITANOVA SHELTER CORPORATION	ROYAL BANK OF CANADA	C
YR1956922	2013/03/20	NOTICE OF LEASE	\$2	VITANOVA SHELTER CORPORATION	ROGERS COMMUNICATIONS INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Request ID: 017852945
Transaction ID: 58216264
Category ID: UN/E

Province of Ontario
Ministry of Government Services

Date Report Produced: 2015/07/16
Time Report Produced: 10:20:49
Page: 1

CORPORATION PROFILE REPORT

Ontario Corp Number	Corporation Name	Incorporation Date
1128550	VITANOVA SHELTER CORPORATION	1995/08/23
		Jurisdiction
		ONTARIO
Corporation Type	Corporation Status	Former Jurisdiction
ONTARIO CORP NON-SHARE	ACTIVE	NOT APPLICABLE
Head Office Address	Date Amalgamated	Amalgamation Ind.
6299 RUTHERFORD ROAD	NOT APPLICABLE	NOT APPLICABLE
VAUGHAN ONTARIO CANADA L4L 1A7	New Amal. Number	Notice Date
	NOT APPLICABLE	NOT APPLICABLE
Mailing Address		Letter Date
6299 RUTHERFORD ROAD		NOT APPLICABLE
VAUGHAN ONTARIO CANADA L4L 1A7	Revival Date	Continuation Date
	NOT APPLICABLE	NOT APPLICABLE
	Transferred Out Date	Cancel/Inactive Date
	NOT APPLICABLE	NOT APPLICABLE
	EP Licence Eff.Date	EP Licence Term.Date
	NOT APPLICABLE	NOT APPLICABLE
	Date Commenced in Ontario	Date Ceased in Ontario
	NOT APPLICABLE	NOT APPLICABLE
Activity Classification		
NOT AVAILABLE		

Request ID: 017852945
Transaction ID: 58216264
Category ID: UN/E

Province of Ontario
Ministry of Government Services

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CORPORATION PROFILE REPORT

Ontario Corp Number

1128550

Corporation Name

VITANOVA SHELTER CORPORATION

Corporate Name History

VITANOVA SHELTER CORPORATION

Effective Date

1995/08/23

Current Business Name(s) Exist:

NO

Expired Business Name(s) Exist:

NO

Administrator:
Name (Individual / Corporation)

DINO

BOTTERO

Address

357 EDGELEY BOULEVARD
SUITE NO. 11

CONCORD
ONTARIO
CANADA L4K 4Z5

Date Began

1995/08/23

First Director

NOT APPLICABLE

Designation

DIRECTOR

Officer Type

Resident Canadian

Y

Request ID: 017852945
Transaction ID: 58216264
Category ID: UN/E

Province of Ontario
Ministry of Government Services

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CORPORATION PROFILE REPORT

Ontario Corp Number

1128550

Corporation Name

VITANOVA SHELTER CORPORATION

Administrator:
Name (Individual / Corporation)

TONY
CARELLA

Address

17 WOODGREEN DRIVE

WOODBIDGE
ONTARIO
CANADA L4L 3B2

Date Began

2007/03/28

First Director

NOT APPLICABLE

Designation

DIRECTOR

Officer Type

Resident Canadian

Y

Administrator:
Name (Individual / Corporation)

TONY
CARELLA

Address

17 WOODGREEN DRIVE

WOODBIDGE
ONTARIO
CANADA L4L 3B2

Date Began

2009/06/03

First Director

NOT APPLICABLE

Designation

OFFICER

Officer Type

SECRETARY

Resident Canadian

Y

Request ID: 017852945
Transaction ID: 58216264
Category ID: UN/E

Province of Ontario
Ministry of Government Services

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CORPORATION PROFILE REPORT

Ontario Corp Number

1128550

Corporation Name

VITANOVA SHELTER CORPORATION

Administrator:
Name (Individual / Corporation)

MIKE
FEDERICO

Address

40 COLLEGE STREET

TORONTO
ONTARIO
CANADA M5G 2J3

Date Began

2007/03/28

First Director

NOT APPLICABLE

Designation

DIRECTOR

Officer Type

Resident Canadian

Y

Administrator:
Name (Individual / Corporation)

MIKE
FEDERICO

Address

40 COLLEGE STREET

TORONTO
ONTARIO
CANADA M5G 2J3

Date Began

2007/03/28

First Director

NOT APPLICABLE

Designation

OFFICER

Officer Type

PRESIDENT

Resident Canadian

Y

Request ID: 017852945
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CORPORATION PROFILE REPORT

Ontario Corp Number

1128550

Corporation Name

VITANOVA SHELTER CORPORATION

Administrator:
Name (Individual / Corporation)

A.
J.
GRANDO

Address

31 DORENGATE DRIVE

WOODBIDGE
ONTARIO
CANADA L4L 1M6

Date Began

2007/03/28

First Director

NOT APPLICABLE

Designation

DIRECTOR

Officer Type

Resident Canadian

Y

Administrator:
Name (Individual / Corporation)

A.
J.
GRANDO

Address

31 DORENGATE DRIVE

WOODBIDGE
ONTARIO
CANADA L4L 1M6

Date Began

2009/06/03

First Director

NOT APPLICABLE

Designation

OFFICER

Officer Type

VICE-PRESIDENT

Resident Canadian

Request ID: 017852945
Transaction ID: 58216264
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Province of Ontario
Ministry of Government Services

Date Report Produced: 2015/07/16
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CORPORATION PROFILE REPORT

Ontario Corp Number

1128550

Corporation Name

VITANOVA SHELTER CORPORATION

Administrator;
Name (Individual / Corporation)

JASON

SORDI

Address

20 BURKEBROOK PLACE
UNIT NO. 422

TORONTO
ONTARIO
CANADA M5G 2J3

Date Began

2010/11/30

First Director

NOT APPLICABLE

Designation

DIRECTOR

Officer Type

Resident Canadian

Y

Request ID: 017852945
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Province of Ontario
Ministry of Government Services

Date Report Produced: 2015/07/16
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CORPORATION PROFILE REPORT

Ontario Corp Number

1128550

Corporation Name

VITANOVA SHELTER CORPORATION

Last Document Recorded

Act/Code Description

Form

Date

CIA CHANGE NOTICE

1

2010/12/15 (ELECTRONIC FILING)

THIS REPORT SETS OUT THE MOST RECENT INFORMATION FILED BY THE CORPORATION ON OR AFTER JUNE 27, 1992, AND RECORDED IN THE ONTARIO BUSINESS INFORMATION SYSTEM AS AT THE DATE AND TIME OF PRINTING. ALL PERSONS WHO ARE RECORDED AS CURRENT DIRECTORS OR OFFICERS ARE INCLUDED IN THE LIST OF ADMINISTRATORS.

ADDITIONAL HISTORICAL INFORMATION MAY EXIST ON MICROFICHE.

The issuance of this report in electronic form is authorized by the Director of Companies and Personal Property Security Branch.

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[Canada Revenue Agency](#)[Home](#) → [Charities and giving](#) → [Charities listings](#) → Quick View

THE VITANOVA FOUNDATION - Quick View

[Charity's detail page](#)

Status



Registered

1989-04-01

Reporting periods

Quick View

▶ [2015-03-31](#) ◀[2014-03-31](#)[2013-03-31](#)[2012-03-31](#)[2011-03-31](#)

Full View

[2015-03-31](#)[2014-03-31](#)[2013-03-31](#)[2012-03-31](#)[2011-03-31](#)

Registration no.: 124239054RR0001

Designation: [Charitable organization](#)

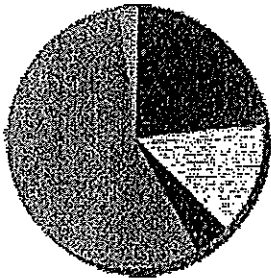
Programs and activities:

Ongoing programs:

SUPPORT GROUP AND RESIDENCE FOR RECOVERING SUBSTANCE ABUSE
INDIVIDUALS AND THEIR FAMILIES FROM THE REHABILITATION CENTER AND
OFFICE LOCATED IN WOODBRIDGE, ONTARIO

New programs:

Revenue



Receipted donations \$277,250 (24%)

Non-receipted donations \$160,944 (14%)

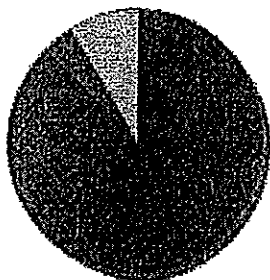
Gifts from other charities \$52,752 (4%)

Government funding \$655,450 (56%)

All other revenue \$33,183 (3%)

Total revenue: \$1,179,579

Expenses



Charitable program \$1,013,361 (87%)

Management and administration \$43,290 (4%)

Fundraising \$101,778 (9%)

Political activities (0%)

Gifts to other registered charities and qualified donees (0%)

Other \$0 (0%)

Total expenses: \$1,158,429

Compensation

Total compensation for all positions \$609,325

Full-time employees 13

Part-time employees 1

Professional and consulting fees \$54,328

Ten highest compensated full-time positions	
\$40,000 - \$79,999	8
Less than \$40,000	2

Additional information

[Amending the T3010 information return](#)[Information for Charity Quick View users](#)[View the complete T3010 return for the period being displayed](#)[Completed information returns](#)[Directors and trustees worksheet](#)[Back to search results](#)[New search](#)

Related links

[How do I choose the right charity?](#)

[Contact the CRA Charities Directorate](#)

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Date modified:

2016-01-27

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Directors/trustees and like officials - THE VITANOVA FOUNDATION

12 Directors/trustees and like officials

Registered charities that notice problems with their online information should go to
[Amending the T3010 information return](#).

Director/trustee and like official #1

Full name: ALEX ANAPOLSKY

Director/trustee/like officials term:

Start Date: 2014-04-01

End Date:

Position: DIRECTOR

At arm's length with other Directors, etc.?: Yes

Director/trustee and like official #2

Full name: DAWNA BORG

Director/trustee/like officials term:

Start Date: 2007-04-01

End Date:

Position: DIRECTOR

At arm's length with other Directors, etc.?: Yes

Director/trustee and like official #3

Full name: MICHAEL FREDERICO

Director/trustee/like officials term:

Start Date: 1999-04-01

End Date:

Position: CHAIR

At arm's length with other Directors, etc.?: Yes

Director/trustee and like official #4

Full name: JOE GRANDO

Director/trustee/like officials term:

Start Date: 2002-04-01

End Date:

Position: DIRECTOR

At arm's length with other Directors, etc.?: Yes

Director/trustee and like official #5

Full name: SANDRA MARTINS

Director/trustee/like officials term:

Start Date: 2008-04-01

End Date:

Position: VICE CHAIR

At arm's length with other Directors, etc.?: Yes

Director/trustee and like official #6

Full name: LEO CAMPIONE

Director/trustee/like officials term:

Start Date: 2014-04-01

End Date:

Position: DIRECTOR

At arm's length with other Directors, etc.?: Yes

Director/trustee and like official #7

Full name: NANCY POSTIGLIONE

Director/trustee/like officials term:

Start Date: 2012-04-01

End Date:

Position: SECRETARY

At arm's length with other Directors, etc.?: Yes

Director/trustee and like official #8

Full name: MICHELE ZERILLO-SOSA

Director/trustee/like officials term:

Start Date: 2012-04-01

End Date:

Position: DIRECTOR

At arm's length with other Directors, etc.?: Yes

Director/trustee and like official #9

Full name: MICHAEL STOLTZ

Director/trustee/like officials term:

Start Date: 2010-04-01

End Date:

Position: TREASURER

At arm's length with other Directors, etc.?: Yes

Director/trustee and like official #10

Full name: ROBERT URSINI

Director/trustee/like officials term:

Start Date: 2005-04-01

End Date:

Position: DIRECTOR

At arm's length with other Directors, etc.?: Yes

Director/trustee and like official #11

Full name: IAN SUTCLIFFE

Director/trustee/like officials term:

Start Date: 2011-04-01

End Date:

Position: DIRECTOR

At arm's length with other Directors, etc.?: Yes

Director/trustee and like official #12

Full name: JOHN MONDA

Director/trustee/like officials term:

Start Date: 2014-04-01

End Date:

Position: DIRECTOR

At arm's length with other Directors, etc.?: Yes

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Schedule 6: Detailed financial information - THE VITANOVA FOUNDATION

❶ Complete Schedule 6 if any of the following applies:

- a) The charity's revenue exceeds \$100,000.
- b) The amount of all property (for example, investments, rental properties) not used in charitable activities is more than \$25,000.
- c) The charity has permission to accumulate funds during this fiscal period.

Do not complete Section D: *Financial Information*, if you must complete Schedule 6.

Was the financial information reported below 4020 Accrual
prepared on an accrual or cash basis?

Statement of financial position

❶ Show all amounts to the nearest single Canadian dollar. Do not enter "see attached financial statements". All relevant fields must be filled out.

► Assets

► Liabilities

Statement of operations

► Revenue

▼ Expenditures

Summary of expenditures

Description of expenditures	Line number	Amount
Advertising and promotion	4800	\$ 48,974
Travel and vehicle expenses	4810	\$ 15,163
Interest and bank charges	4820	\$ 215
Licenses, memberships, and dues	4830	n/a
Office supplies and expenses	4840	\$ 23,468
Occupancy costs <i>Rent to Corella Corporation?</i>	4850	\$ 248,984
Professional and consulting fees	4860	\$ 54,328
Education and training for staff and volunteers	4870	n/a
Total expenditure on all compensation (enter the amount reported at line 390 in Schedule 3, if applicable)	4880	\$ 609,325
Fair market value of all donated goods used in charitable activities	4890	n/a
Purchased supplies and assets	4891	n/a
Amortization of capitalized assets	4900	\$ 56,194
Research grants and scholarships as part of charitable activities	4910	n/a

Description of expenditures	Line number	Amount
All other expenditures not included in the amounts above (excluding gifts to qualified donees)	4920	\$ 101,778
Total expenditures before gifts to qualified donees (add lines 4800 to 4920)	4950	\$ 1,158,429
Of the amounts at lines 4950 and 5031 (reported at C5 Political Activities (c)):		
Total expenditures on charitable activities	5000	\$ 1,013,361
Total expenditures on management and administration	5010	\$ 43,290
Total expenditures on fundraising	5020	\$ 101,778
Total expenditures on political activities, inside or outside Canada, from question C5 (b)	5030	n/a
Total other expenditures included in line 4950	5040	n/a
Total amount of gifts made to all qualified donees	5050	n/a
Total expenditures (add lines 4950 and 5050)	5100	\$ 1,158,429

Specify type(s) of expenditures included in the amount reported at 4920

4930 FUNDRAISING

Other financial information

► Permission to accumulate property



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26°C

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Official Website.

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*June 28/2016
Recorded Vote
Minutes not published yet
Videos Show Council voted*

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Home > Council Agendas, Minutes and Extracts > Report No. 28 of the Committee of the Whole (Public Hearing)

Click this report to view Committee recommendation:
REPORT NO. 28 OF THE COMMITTEE OF THE WHOLE (PUBLIC HEARING)

Employment

Item No.	Description	Extract
1.	ZONING BY-LAW AMENDMENT FILE Z.16.008 2472-08 ONARIO LIMITED WARD 2 - VICINITY OF KIPLING AVENUE AND WOODBRIDGE AVENUE	E1
2.	OFFICIAL PLAN AMENDMENT FILE OP.16.001 ZONING BY-LAW AMENDMENT FILE Z.16.001 DRAFT PLAN OF CONDOMINIUM FILE 19CDM-16V002 2464-11 ONARIO INC. (CITY PARK HOMES) WARD 5 - VICINITY OF DUFFERIN STREET AND CENTRE STREET	E2
3.	ZONING BY-LAW AMENDMENT FILE Z.16.016 DUFFERIN VISTAS LTD. WARD 5 - VICINITY OF DUFFERIN STREET AND MAURIER BOULEVARD	E3

the star.com

City watchdog finds councillor had "improper" dealings with developers

Councillor breached rules when he appeared in promotional video, moved for fewer community benefits paid by developer.



Councillor Mark Grimes, seen here in March during former mayor Rob Ford's memorial, had "improper" dealings with developers, according to a city watchdog. (RICK MADONIK / TORONTO STAR) | ORDER THIS PHOTO

By JENNIFER PAGLIARO City Hall reporter
Mon., July 11, 2016

Councillor Mark Grimes breached council rules when he took part in "improper" dealings with two different developers, a city watchdog was found.

After a resident in Grimes' Ward 6 (Etobicoke-Lakeshore) complained about his conduct, integrity commissioner Valerie Jepson launched a 17-month investigation into the councillor's involvement with the companies.

Jepson, in a report headed to council this week, found no evidence that Grimes gained financially from the interactions. But she chastised him for not following the rules and cautioned councillors to act with "due care" when dealing with developers in order to maintain the public's trust.

In the first case, Grimes revised an agreement with Davies Smith Developments that resulted in \$100,000 less in cash benefits than originally agreed to for one of his ward communities.

A side arrangement between Grimes and the developer committed \$100,000 for improvements to a local park, but that deal not follow the proper procedures and the improvements never happened, Jepson found.

Grimes apologized for the transgression, Jepson wrote in her 44-page report, and said he has reviewed his practices for future negotiations. Jepson does not recommend further discipline, though council could impose it.

The councillor did not respond to the Star's requests for comment on Friday.

When developers propose buildings that are taller or denser than city bylaws allow, provincial legislation allows cities to negotiate for community benefits, or cash in lieu of those benefits — what are known commonly as section 37 funds.

After Davies Smith proposed an 11-storey condominium on a corner at Lake Shore Blvd. and Superior Ave. — in an area of two-storey apartment blocks and single-family homes — Grimes and city planners negotiated \$250,000 in community benefits, an amount deemed "appropriate" by staff. That agreed amount was noted in a city staff report and approved by Etobicoke community council in 2011.

But when the report came to council, Grimes successfully moved an amendment to decrease the value of the benefits to \$150,000, a move that puzzled and angered local community members.

Based on interviews and a review of emails, Jepson found that, despite agreeing to the quarter-million-dollar figure reflected in the report, Davies Smith was not happy with the amount and continued to argue for a lower sum.

Through emails, Jepson discovered the side arrangement apparently negotiated by Grimes' office, which one of Grimes' staff told the city planner on the file would be "dealt with later." Grimes did not give that reason when questioned about why he pushed for less section 37 money.

Jepson concluded that negotiation took place outside council's policy on community benefits. Those rules, she noted, are in place to ensure stakeholders "cannot use voluntary donations to influence city decision-making."

The discussed park improvements were never subject to a binding agreement the way section 37 funds are, and the cash and improvements have not materialized, Jepson wrote. Grimes told Jepson's office that he is still pursuing those benefits for the community.

The integrity commissioner also found that Grimes improperly used the influence of his office when he appeared in a promotional video for another developer, Empire Communities, in 2014.

Grimes told Jepson's office he believed participating in the video would help "to promote Ward 6 and bring awareness to a part of the city that is often overlooked" and his intention was to promote the ward, not the developer.

Jepson noted Grimes' disagreement with her findings, saying he believed they "did not properly take into account that carrying out a member's official duties could sometimes align with the commercial interests of a third party."

Jepson found the video, which identified Grimes as a member of council, was a "clear endorsement" of the developer's business.

"Although he stood to gain no financial advantage from any of these interactions . . . the councillor's actions were improper uses of his authority," Jepson wrote.

Jepson based the evidence that there was no financial gain in either of the cases on her interviews under oath with Grimes and representatives from the developers.

Michael Craig, the Ward 6 resident who complained to the integrity commissioner and a community activist who aided the campaign of Grimes' election rival, Russ Ford, told the Star he accepts Jepson's findings. He stressed he has no proof of any financial wrongdoing, but said concerns remain.

"It has made progressive people in the neighbourhood rather nervous that he seems to be awfully close to the developers and seems to work very hard to further their ends," he said.



Transfer/Deed of Land

Form 1 - Land Registration Reform Act

Amended NOV. 1992

BK A

Number <u>11139519</u> CERTIFICATE OF RECEIPT 96 NOV 27 14 33 YORK REGION No. 65 NEWMARKET <i>Boxillson</i> <i>Ass. Dir. Land Reg.</i> <i>By New Parcel 15-5</i> <i>Section V-9</i> New Property Identifiers Additional: See Schedule <input type="checkbox"/> Executions <i>no exes</i> Additional: See Schedule <input type="checkbox"/>		(1) Registry <input checked="" type="checkbox"/> Land Titles <input checked="" type="checkbox"/> (2) Page 1 of 3 pages	
		(3) Property Identifier(s) Block Property Additional: See Schedule <input type="checkbox"/>	
		(4) Consideration FIFTY THOUSAND Dollars \$ 50,000.00	
		(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/> PART OF PARCEL 15-2, SECTION V-9 Part of East half of Lot 15, Concession 9, City of Vaughan Regional Municipality of York designated as Part 1 on Reference Plan 288000000 62R-18519 Land Registry Office for the Registry Division of York Region (No. 65) Newmarket.	
(6) This Document Contains (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/> (7) Interest/Estate Transferred Fee Simple			
(8) Transferor(s) The transferor hereby transfers the land to the transferee and the transferee hereby transfers the land to the transferor Name(s) <u>DRANCO HOLDINGS LIMITED</u> Signature(s) <i>[Signature]</i> Date of Signature Y M D 1996 08 16 Par: <u>John Simone - President</u> "I have authority to bind the Corporation."			
(9) Spouse(s) of Transferor(s) I hereby consent to this transaction Name(s) Signature(s) Date of Signature Y M D			
(10) Transferor(s) Address for Service <u>770 Clarence Street, Woodbridge, Ontario L4L 8V2</u>			
(11) Transferee(s) <u>VITAROVA SHELTER CORPORATION</u> Date of Birth Y M D			
(12) Transferee(s) Address for Service <u>6299 Rutherford Road, R.R. #3, Woodbridge, Ontario L4L 1A7</u>			
(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act. Signature _____ Date of Signature Y M D Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing. Name and Address of Solicitor _____ Signature _____ Date of Signature Y M D			
(14) Solicitor for Transferee(s) I have investigated the title to this land and to adjoining land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 50 (22) (c) (i) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing. Name and Address of Solicitor _____ Signature _____ Date of Signature Y M D			
(15) Assessment Roll Number of Property City: <u>19</u> Mun.: <u>28</u> Map: <u>000</u> Sub.: <u>330</u> Par.: <u>30200</u>		Fees and Tax Registration Fee <u>50-</u> Land Transfer Tax <u>250-</u> Total <u>300-</u>	
(16) Municipal Address of Property <u>6299 Rutherford Road</u> <u>R.R. No. 3</u> <u>WOODBIDGE, Ontario</u> <u>L4L 1A7</u>			
(17) Document Prepared by: <u>GAMBIN ASSOCIATES</u> Barristers and Solicitors <u>3300 Highway No. 7, 9th Floor</u> <u>VAUGHAN, Ontario</u> <u>L4K 4M3</u> ATTENTION: <u>Carla Tatangelo /ct</u>			

Additional Property Identifier(s) and/or Other Information

TRANSFEROR:

DRANCO HOLDINGS LIMITED

TRANSFeree:

VITANOVA SHELTER CORPORATION

LEGAL DESCRIPTION:

Part of Parcel 152, SECTION 09
Part of the East Half of Lot 15,
Concession 9,
City of Vaughan,
Regional Municipality of York
designated as Part 1, on
Reference Plan 65R-18519

CERTIFICATE OFFICIAL

APPLICATION
NUMBER

UNDER SUBSECTION 53 (2) OF THE PLANNING ACT, I CERTIFY THAT THE
CONSENT OF THE COMMITTEE OF ADJUSTMENT OF THE CITY OF VAUGHAN
WAS GIVEN ON MARCH 15 1996 TO THE
TRANSACTION TO WHICH THIS INSTRUMENT RELATES. SUBSECTIONS 3 OR 5
SEC. 50 OF THE PLANNING ACT, APPLIES TO ANY SUBSEQUENT
CONVEYANCE OF OR TRANSACTION INVOLVING THE PARCEL OF LAND THAT
IS THE SUBJECT OF THIS CONSENT.

DATED THIS 27th DAY OF AUGUST 1996

Shirley E. J. Jones
SECRETARY TREASURER, COMMITTEE OF ADJUSTMENT

B23196

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF (Insert brief description of land) Part of East Half of Lot 15, Concession 9, designated as Part 1, on Reference Plan 65R-18519, City of Vaughan

Part of Plan 152 Section 14

Form 1 - Land Transfer Tax Act

BY (Print names of all transferors in full) **DRANCO HOLDINGS LIMITED**

TO (see instruction 1 and print names of all transferees in full) **VITANOVA SHELTER CORPORATION**

1. (see instruction 2 and print name(s) in full) **FRANCA DIVNA DAMIANI CARELLA**

MAKE OATH AND SAY THAT:

1. I am (Place a check mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)): (see instruction 2)

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☐ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s))

☒ (e) The **VITANOVA SHELTER CORPORATION** Director, **VITANOVA SHELTER CORPORATION** authorized to act for (insert name(s) of corporation(s)) **VITANOVA SHELTER CORPORATION**

☐ (f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) who is my spouse described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to.

2. (To be completed where the value of the consideration for the conveyance exceeds \$400,000).

I have read and considered the definition of "single family residence" set out in clause 1(1)(a) of the Act. The land conveyed in the above-described conveyance

- ☐ contains at least one and not more than two single family residences.
- ☒ does not contain a single family residence.
- ☐ contains more than two single family residences. (see instruction 3)

Note: Clause 2(1)(d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$400,000 where the conveyance contains at least one and not more than two single family residences.

3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) **NONE**

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Money paid or to be paid in cash	\$	10,000.00
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$	NIL
(ii) Given back to vendor	\$	40,000.00
(c) Property transferred in exchange (detail below)	\$	NIL
(d) Securities transferred to the value of (detail below)	\$	NIL
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$	NIL
(f) Other valuable consideration subject to land transfer tax (detail below)	\$	NIL
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$	50,000.00
(h) VALUE OF ALL CHATTELS - Items of tangible personal property (Nett Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Nett Sales Tax Act", R.S.O. 1981, c.654, as amended)	\$	NIL
(i) Other consideration for transaction not included in (g) or (h) above	\$	NIL
(j) TOTAL CONSIDERATION	\$	50,000.00

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 4) **n/a**

6. If the consideration is nominal, is the land subject to any encumbrance? **NONE**

7. Other remarks and explanations, if necessary. **n/a**

Sworn before me at the **CITY OF VAUGHAN**
in the **REGIONAL MUNICIPALITY OF YORK**
this **21st** day of **NOVEMBER** 19 **96**

A Commissioner for the Administration of the Act

FRANCA DIVNA DAMIANI CARELLA

Property Information Record

- A. Describe nature of instrument: **Transfer/Deed of Land**
- B. (i) Address of property being conveyed (if available) **6299 RUTHERFORD ROAD, R.R. #3, WOODBRIDGE ON L4L 1A7**
- (ii) Assessment Roll No. (if available) **19 28 000 330 30200**
- C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) **6299 RUTHERFORD ROAD, R.R. 3, VAUGHAN ON L4L 1A7**
- D. (i) Registration number for last conveyance of property being conveyed (if available)
- (ii) Legal description of property conveyed: Same as in D.(i) above. Yes ☒ No ☐ Not known ☐
- E. Name(s) and address(es) of each transferee's solicitor
DI MONDO, CONSIGLIO LAW FIRM
4550 Highway No. 7, Suite 240, Woodbridge, Ontario L4L 4Y7 (416) 324-3350
Nicholas Consiglio/cv

For Land Registry Office Use Only	
Registration No.	
Registration Date	Land Registry Office No.

School Tax Support (Voluntary Election) See reverse for explanation

- (a) Are all individual transferees Roman Catholic? Yes ☐ No ☐
- (b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes ☐ No ☐
- (c) Do all individual transferees have French Language Education Rights? Yes ☐ No ☐
- (d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? Yes ☐ No ☐

NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b). (416) 324-3350

Request ID: 019937816
Transaction ID: 63631552
Category ID: UN/E

Province of Ontario
Ministry of Government Services

Date Report Produced: 2017/02/21
Time Report Produced: 08:28:22
Page: 1

CORPORATION PROFILE REPORT

Ontario Corp Number	Corporation Name	Incorporation Date
2492795	PINE VALLEY ENCLAVE II LTD.	2015/11/24
		Jurisdiction
		ONTARIO
Corporation Type	Corporation Status	Former Jurisdiction
ONTARIO BUSINESS CORP.	ACTIVE	NOT APPLICABLE
Registered Office Address		Date Amalgamated
		NOT APPLICABLE
950 NASHVILLE ROAD		Amalgamation Ind.
		NOT APPLICABLE
		New Amal. Number
		NOT APPLICABLE
KLEINBURG		Notice Date
ONTARIO		NOT APPLICABLE
CANADA LOJ 1C0		Letter Date
Mailing Address		NOT APPLICABLE
		Revival Date
950 NASHVILLE ROAD		Continuation Date
		NOT APPLICABLE
		Transferred Out Date
KLEINBURG		Cancel/Inactive Date
ONTARIO		NOT APPLICABLE
CANADA LOJ 1C0		EP Licence Eff.Date
		EP Licence Term.Date
		NOT APPLICABLE
	Number of Directors	Date Commenced
	Minimum Maximum	in Ontario
	00001 00010	NOT APPLICABLE
Activity Classification		Date Ceased
NOT AVAILABLE		in Ontario
		NOT APPLICABLE

Request ID: 019937816
Transaction ID: 63631552
Category ID: UN/E

Province of Ontario
Ministry of Government Services

Date Report Produced: 2017/02/21
Time Report Produced: 08:28:22
Page: 2

CORPORATION PROFILE REPORT

Ontario Corp Number

2492795

Corporation Name

PINE VALLEY ENCLAVE II LTD.

Corporate Name History

PINE VALLEY ENCLAVE II LTD.

Effective Date

2015/11/24

Current Business Name(s) Exist:

NO

Expired Business Name(s) Exist:

NO

Administrator:
Name (Individual / Corporation)

GIUSEPPE

PULLA

Address

950 NASHVILLE ROAD

KLEINBURG
ONTARIO
CANADA L0J 1C0

Date Began

2015/11/24

First Director

NOT APPLICABLE

Designation

DIRECTOR

Officer Type

Resident Canadian

Y

Request ID: 019937816
Transaction ID: 63631552
Category ID: UN/E

Province of Ontario
Ministry of Government Services

Date Report Produced: 2017/02/21
Time Report Produced: 08:28:22
Page: 3

CORPORATION PROFILE REPORT

Ontario Corp Number

2492795

Corporation Name

PINE VALLEY ENCLAVE II LTD.

Administrator:
Name (Individual / Corporation)

GIUSEPPE
PULLA

Address

950 NASHVILLE ROAD

KLEINBURG
ONTARIO
CANADA L0J 1C0

Date Began

2015/11/24

First Director

NOT APPLICABLE

Designation

OFFICER

Officer Type

CHAIRMAN

Resident Canadian

Y

Administrator:
Name (Individual / Corporation)

CHRISTOPHER
ZEPPA

Address

950 NASHVILLE ROAD

KLEINBURG
ONTARIO
CANADA L0J 1C0

Date Began

2015/11/24

First Director

NOT APPLICABLE

Designation

DIRECTOR

Officer Type

Resident Canadian

Y

Request ID: 019937816
Transaction ID: 63631552
Category ID: UN/E

Province of Ontario
Ministry of Government Services

Date Report Produced: 2017/02/21
Time Report Produced: 08:28:22
Page: 4

CORPORATION PROFILE REPORT

Ontario Corp Number

2492795

Corporation Name

PINE VALLEY ENCLAVE II LTD.

**Administrator:
Name (Individual / Corporation)**

CHRISTOPHER
ZEPPA

Address

950 NASHVILLE ROAD

KLEINBURG
ONTARIO
CANADA L0J 1C0

Date Began

2015/11/24

First Director

NOT APPLICABLE

Designation

OFFICER

Officer Type

PRESIDENT

Resident Canadian

Y

**Administrator:
Name (Individual / Corporation)**

CHRISTOPHER
ZEPPA

Address

950 NASHVILLE ROAD

KLEINBURG
ONTARIO
CANADA L0J 1C0

Date Began

2015/11/24

First Director

NOT APPLICABLE

Designation

OFFICER

Officer Type

SECRETARY

Resident Canadian

Y

Request ID: 019937816
Transaction ID: 63631552
Category ID: UN/E

Province of Ontario
Ministry of Government Services

Date Report Produced: 2017/02/21
Time Report Produced: 08:28:22
Page: 5

CORPORATION PROFILE REPORT

Ontario Corp Number

2492795

Corporation Name

PINE VALLEY ENCLAVE II LTD.

Last Document Recorded

Act/Code	Description	Form	Date
CIA	INITIAL RETURN	1	2015/11/25 (ELECTRONIC FILING)

THIS REPORT SETS OUT THE MOST RECENT INFORMATION FILED BY THE CORPORATION ON OR AFTER JUNE 27, 1992, AND RECORDED IN THE ONTARIO BUSINESS INFORMATION SYSTEM AS AT THE DATE AND TIME OF PRINTING. ALL PERSONS WHO ARE RECORDED AS CURRENT DIRECTORS OR OFFICERS ARE INCLUDED IN THE LIST OF ADMINISTRATORS.

ADDITIONAL HISTORICAL INFORMATION MAY EXIST ON MICROFICHE.

The issuance of this report in electronic form is authorized by the Director of Companies and Personal Property Security Branch.