

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017

By receiving Communication C8 from Mr. Richard Lorello, dated February 21, 2017.

CITY OF VAUGHAN

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Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign installed on the property in accordance with the City's Notice Sign Procedures and Protocols.

- a) Circulation Area: 150 m
- b) Comments Received (prior to the formal Public Hearing Notice being circulated):
 - i. T. Lamanna, resident of Pine Grove Road, submitted correspondence dated October 27, 2016, expressing concern with the removal of several mature trees on the subject lands in order to facilitate the proposed development concept. The resident requests that as many mature trees as possible be retained, and that the Owner consider the surrounding existing residential dwellings by protecting all the mature trees located along the property lines.
 - ii. M. Di Pasquale, resident of Pine Grove Road, submitted correspondence dated December 1, 2016, expressing concerns with the proposed development regarding privacy, sunlight and noise impacts, the removal of several mature trees on the subject lands, and the impacts of the construction activity. The resident requests that mature trees along the property lines be retained, or replaced, to ensure there is privacy and screening between the existing residential community and the proposed development. The resident also requests that the placement of Block "1" be reconsidered to better respect the view corridor of the adjacent, existing residential community to the north.
 - iii. E. Di Pasquale, resident of Pine Grove Road, submitted correspondence dated December 1, 2016, expressing concerns regarding the removal of several mature trees, privacy, sunlight and noise impacts, and the obstructed views to the natural feature.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.16.038 for the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically to rezone the subject lands from R3 Residential Zone to RM2 Multiple Residential Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #3. The Zoning By-law Amendment would facilitate the development of 22 three-storey freehold townhouse dwelling units, served by a privately owned and maintained common element condominium road through a future Condominium Corporation, along with other common elements such as the community mailbox, visitor parking and walkways as shown on Attachments #3 to #6. In addition, the following site-specific zoning exceptions are required to implement the development proposal:

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| | Zoning By-law 1-88 Standard | RM2 Multiple Residential Zone Requirements | Proposed Exceptions to the RM2 Multiple Residential Zone Requirements |
|----|---|---|---|
| a. | Definition – “Dwelling, Freehold Townhouse” | Not included in Zoning By-law 1-88 | Means “a townhouse dwelling unit situated on its own lot, which abuts a public or private common element road.” |
| b. | Definition – “Street Line” | Means “the dividing line between a lot and a street or the dividing line between a lot and a reserve abutting the street.” | Means “the dividing line between a lot and a street or a private common element road.” |
| c. | Permitted Uses | <ul style="list-style-type: none"> • Apartment Dwelling • Multiple Family Dwelling • Block Townhouse Dwelling • 9Day Nursery | Permit a Townhouse Dwelling Unit |
| d. | Frontage on a Public Street | No building or structure may be erected unless the lot on which the building or structure is located fronts on an improved public street. | Permit a building or structure erected on a lot to front onto a private common element road. |
| e. | Permitted Yard Encroachments | Exterior stairways, and porches and balconies which are uncovered, unexcavated and unenclosed and not constructed on footings may extend into a front or exterior side yard to a maximum of 1.8 m. | A covered and unenclosed porch and exterior stairways leading to a porch shall be permitted to encroach into the minimum front yard or exterior side yard to a maximum of 2 m. |
| f. | Minimum Lot Area | 230 m ² / unit | 108 m ² / unit |
| g. | Minimum Lot Frontage | 30 m | 5.45 m (All lots) |
| h. | Minimum Front Yard Setback | 4.5 m | 3 m (All units) |

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|----|---|--|---|
| i. | Minimum Setback to a Garage Wall | 6.4 m | 6 m (All units) |
| j. | Minimum Rear Yard Setback | 4.5 m | 3 m (All units) |
| k. | Minimum Interior Side Yard Setback | 1.5 m | 1.26 m and no minimum side yard shall be required between an attached pair of dwelling units. |
| l. | Minimum Exterior Side Yard | 4.5 m | 3 m |
| m. | Minimum Landscaping Width Around a Parking Area | 3 m in width around the periphery of a parking area | 1.6 m in width around the periphery of a parking area |
| n. | Minimum Amenity Area | 22, 3-bedroom units @ 90 m ² amenity area/unit = 1,980 m ² | 1,168 m ² for the entire site (approximately 53.09 m ² /unit) |

Additional zoning exceptions may be identified through the detailed review of the application and will be considered in a technical report to a future Committee of the Whole meeting.

Background - Analysis and Options

| | |
|---------------------------|---|
| Location | <ul style="list-style-type: none"> 8254, 8266 and 8272 Pine Valley Drive, being Lots 21 to 23 inclusive, Registered Plan M-1116, located on the west side of Pine Valley Drive, south of Langstaff Road, shown as “Subject Lands” on Attachments #1 and #2. |
| Official Plan Designation | <ul style="list-style-type: none"> The subject lands are designated “Low-Rise Residential” and “Natural Areas” by Vaughan Official Plan 2010 (VOP 2010), and are located within a “Community Area” as identified on Schedule 1 - Urban Structure of VOP 2010. The “Low-Rise Residential” designation of VOP 2010 permits townhouses no greater than 3-storeys in height, situated on a single parcel and part of a row of at least 3 but no greater than 6 attached residential units. Section 10.2.1.7 of VOP 2010 provides for minor variations related to numerical standards (save and except for height, density and environmental standards), and as such, no amendment is required to address the proposed 7 units within one townhouse block. |

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| | <ul style="list-style-type: none"> The rear portion of the subject lands contains part of a Core Feature as identified on Schedule 2 – Natural Heritage Network of VOP 2010. The proposed development must conform to the Core Feature policies of VOP 2010. The Owner is required to demonstrate that the proposed development will not result in a negative impact on the feature or its functions. In accordance with 5.3.2.3.4 of VOP 2010, the Owner is proposing a 10 m minimum vegetation protection zone from the Core Feature. |
| Background / History of Related Phase (Pine Valley Enclaves) | <ul style="list-style-type: none"> On September 23, 2014, Zoning By-law Amendment File Z.14.038 and Site Development Application File DA.14.071 (Pine Valley Enclaves Phase I) were submitted to the Vaughan Development Planning Department to facilitate the development 24 townhouse and 4 semi-detached dwelling units on a private common element condominium road located at 8204 and 8210 Pine Valley Drive. These applications were appealed to the Ontario Municipal Board (OMB) due to the City of Vaughan's failure to make a decision within the prescribed timelines of the <i>Planning Act</i>. <p>As a result of Vaughan Council's decision to accept a settlement offer by the applicant, the Development Planning Department did not provide a technical report to Vaughan Council or provide planning evidence at the OMB Hearing. On September 21, 2015, the OMB issued an oral decision that approved the development of the lands with 24 townhouse units and 4 semi-detached units. The OMB withheld the issuance of its Final Order pending confirmation from the Appellant that the form and content of the amending Zoning By-law, Site Plan and Site Plan Agreement were finalized to the satisfaction of all parties, including York Region and the City of Vaughan. The OMB issued its Final Order on July 13, 2016.</p> <ul style="list-style-type: none"> The subject development proposal constitutes Phase II of the Pine Valley Enclaves Community. The subject lands are located 4 lots north of the Pine Valley Enclaves Phase I project, as shown on Attachment #2, which is currently under construction. The OMB approval of the Pine Valley Enclaves Phase I project has established townhouses as a permitted built form within the immediate vicinity; therefore, an Official Plan Amendment for the townhouse proposal is not required. |
| Zoning | <ul style="list-style-type: none"> The subject lands are zoned R3 Residential Zone, by Zoning By-law 1-88, which permits a single detached dwelling on a lot having a minimum frontage of 12 m. |

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| | <ul style="list-style-type: none">▪ The R3 Zone does not permit the proposed townhouse development. An amendment to Zoning By-law 1-88 is required to facilitate the development proposal shown on Attachments #3 to #5. |
| Surrounding Land Uses | <ul style="list-style-type: none">▪ Shown on Attachment #2. |

Preliminary Review

Following a preliminary review of the application, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|---|---|
| a. | Conformity with York Region Official Plan and Official Plan | <ul style="list-style-type: none">▪ The application will be reviewed in consideration of the applicable land use and built form policies in VOP 2010, Volume 1.▪ The proposed development will be reviewed for conformity with Chapter 3 – “Environment” of VOP 2010, including but not limited to policies relating to “Core Features”. A Core Feature has been identified by Schedule 2 – “Natural Heritage Network” of VOP 2010, Volume 1.▪ The proposed development will be reviewed in consideration of the compatibility criteria of VOP 2010 with regard to the surrounding and established communities (Section 9.1.2.2) and the development criteria for new townhouses within existing community areas (Section 9.2.3.2). |
| b. | Proposed Rezoning and Site-Specific Zoning Exceptions | <ul style="list-style-type: none">▪ The appropriateness of the proposed rezoning to an RM2 Multiple Residential Zone and the site-specific zoning exceptions, and the OS1 Open Space Conservation Zone to facilitate the residential development shown on Attachments #3 to #5, will be reviewed.▪ Consideration will be given to the use of the more recent RT1 Residential Townhouse Zone standards, which have been applied to similar common element townhouse developments in the City of Vaughan. |
| c. | Concurrent Site Development Application | <ul style="list-style-type: none">▪ The related Site Development File DA.16.046 will be reviewed concurrently with the Zoning By-law Amendment application in consideration of, but not limited to, the following:<ul style="list-style-type: none">- site design;- pedestrian and barrier-free accessibility; |

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| | | <ul style="list-style-type: none"> - visitor parking; - building designs and materials; - landscaping; - tree preservation and compensation; - vehicular circulation and movement on the private road network; - future transition and connections (vehicular and pedestrian) to the abutting lands; - establishment of an appropriate buffer to the Core Feature; - protection of and transition to the adjacent Core Feature; and, - stormwater management, erosion and sediment control, servicing, and grading. <ul style="list-style-type: none"> ▪ All issues identified through the review of Site Development File DA.16.046 will be addressed together with the subject Zoning By-law Amendment application in a comprehensive technical report to a future Committee of the Whole meeting. |
| | Related Draft Plan of Condominium (Common Element) | <ul style="list-style-type: none"> ▪ The related Draft Plan of Condominium (Common Element) File 19CDM-16V006 will be reviewed concurrently with the subject application, and will be reviewed for consistency with the final Site Plan, if the subject application is approved. ▪ The Draft Plan of Condominium (Common Element) will be reviewed in consideration of, but not limited to, the following: <ul style="list-style-type: none"> - the design of the private road; - consistency with the approved site plan - compliance with Zoning By-law 1-88; and, - identification of all common elements (e.g. privacy road vista/parking spaces, amenity area) ▪ Appropriate conditions respecting the proposed condominium tenure will be identified in a technical report to a future Committee of the Whole meeting. |
| | Future Part Lot Control Application | <ul style="list-style-type: none"> ▪ A future Part Lot Control Application is required to create each individual freehold lot, if the application is approved. |
| | Studies and Reports | <ul style="list-style-type: none"> ▪ The following reports and studies submitted in support of the application must be reviewed and approved to the satisfaction of the City or respective approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Urban Design Brief - Arborist Report - Functional Servicing and Stormwater Management Report - Geotechnical Report - Phase 1 Environmental Site Assessment (ESA) |

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| | | <ul style="list-style-type: none">- Environmental Impact Study- Traffic Impact Study- Noise and Vibration Report- Archaeological Assessment |
| | Parkland Dedication | <ul style="list-style-type: none">▪ In accordance with the City of Vaughan's Parkland Dedication policy and the <i>Planning Act</i>, parkland dedication or cash-in-lieu of parkland will be required equivalent to 5% or 1 ha per 300 units of the value of the subject lands, or at a fixed per unit rate, whichever is higher, prior to the issuance of a Building Permit. |
| | Toronto and Region Conservation Authority (TRCA) | <ul style="list-style-type: none">▪ The Owner will be required to satisfy all requirements of the TRCA, and dedicate any open space/valley land and associated buffers to the TRCA or the City of Vaughan, free of all costs and encumbrances. |
| | York Region | <ul style="list-style-type: none">▪ The Owner will be required to dedicate the necessary road allowance(s) to York Region, as shown on Attachment #3, and satisfy any other requirements of York Region. |
| | Servicing | <ul style="list-style-type: none">▪ If the applications are approved, the availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council. Should servicing capacity not be available, the use of the Holding Symbol "(H)" will be placed on the subject lands, which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council. |
| | Tree Removal Claims | <ul style="list-style-type: none">▪ In response to complaints received by City Staff of tree removals occurring on the subject lands, Vaughan's By-law and Compliance Department are presently investigating whether any unlawful activity occurred. Should it be determined that existing trees were unlawfully removed by the Owner, the City may retain a professional Arborist, at the expense of the Owner, to prepare an independent report/study which includes a detailed inventory of trees that were removed and recommendations for replanting, mitigation and/or compensation measures. |

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of the applications to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

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Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning & Conceptual Site Plan
4. Landscape Plan
5. Typical Elevations
6. Draft Plan of Condominium File 19CDM-16V006

Report prepared by:

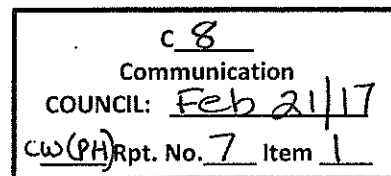
Diana DiGirolamo, Planner, ext. 8860
Carmela Marrelli, Senior Planner, ext. 8791

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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



From: Richard Lorello [mailto:rlorello@rogers.com]

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 attachments 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 owned 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 preceived 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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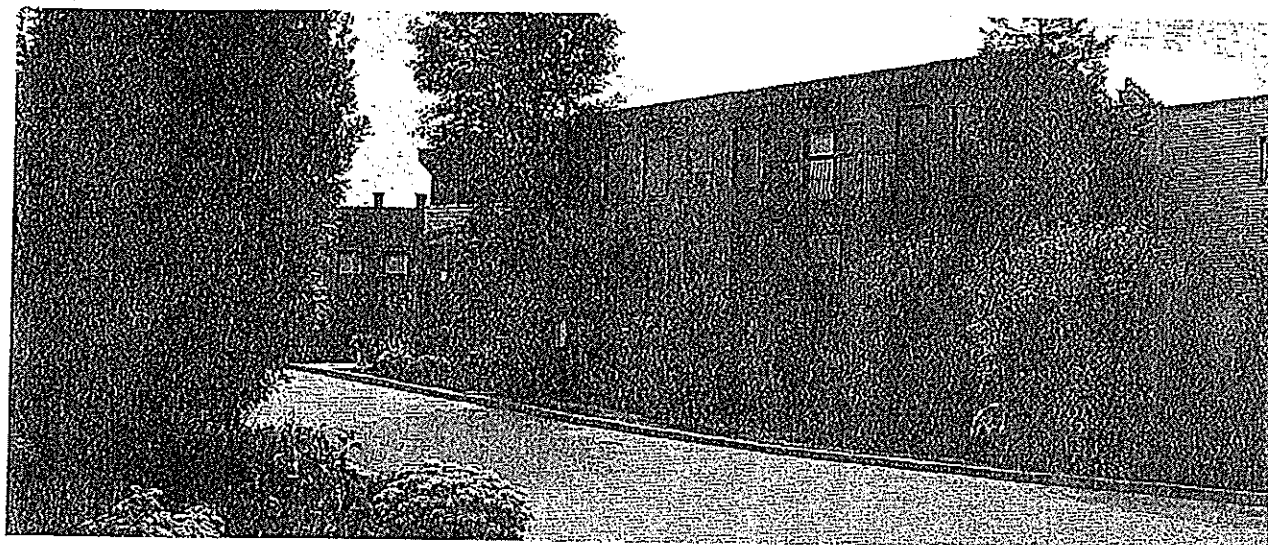
WANT TO HELP?

COMMUNITY ▾

NEWS

CONTACT US

CONTACT US



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 franca@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@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 abdu@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

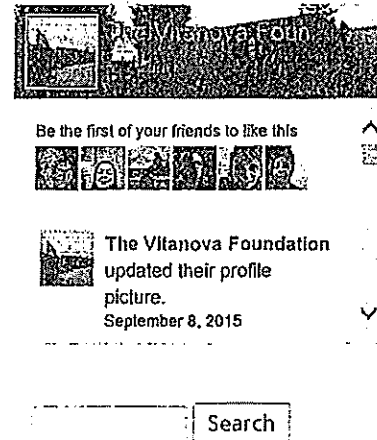
Brochures

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Punjabi
Urdu

Studies

Levy Study (2006)
Volpe Report (2013)

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #65

03318-0006 (LT)

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PREPARED FOR RICHARD LORELLO
ON 2016/06/23 AT 13:38:32

terrebel t/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/M PT LT 15, CON 9, (VGN), PT 3, 65R4822 AS IN LT79005 ; VAUGHAN

PROPERTY REMARKS:

ESTATE/JURAT/FEEL
FEE SIMPLE
ABSOLUTE

RECENTLY
FIRST CONVERSION FROM BOOK

OWNERS' NAME
VITANOVA SHELTER CORPORATION

CAPACITY SHARE
BENO

PIN CREATION DATE:
1997/04/07

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHAD |
|--|------------|-----------------|-----------|------------------------------|------------------------------|---------------|
| **EFFECTIVE 2006/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/04/07 ON THIS PIN** | | | | | | |
| **HAS 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 | | | | | | |
| YR1791889 | 2012/03/06 | CHARGE | \$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 |
| | | NOT APPLICABLE |
| 6299 RUTHERFORD ROAD | | New Amal. Number |
| | | NOT APPLICABLE |
| VAUGHAN | | Notice Date |
| ONTARIO | | NOT APPLICABLE |
| CANADA L4L 1A7 | | Letter Date |
| Mailing Address | | NOT APPLICABLE |
| | | Revival Date |
| 6299 RUTHERFORD ROAD | | NOT APPLICABLE |
| | | Continuation Date |
| VAUGHAN | | NOT APPLICABLE |
| ONTARIO | | Transferred Out Date |
| CANADA L4L 1A7 | | NOT APPLICABLE |
| | | Cancel/Inactive Date |
| | | NOT APPLICABLE |
| | | EP Licence Eff.Date |
| | | NOT APPLICABLE |
| | | EP Licence Term.Date |
| | | NOT APPLICABLE |
| | | Date Commenced In Ontario |
| | | NOT APPLICABLE |
| | | Date Ceased in Ontario |
| | | NOT APPLICABLE |
| Activity Classification | | |
| NOT AVAILABLE | | |

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

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

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

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)

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
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)

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
Category ID: UN/E

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
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
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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.



Government
of Canada

Gouvernement
du Canada

Canada

[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](#)

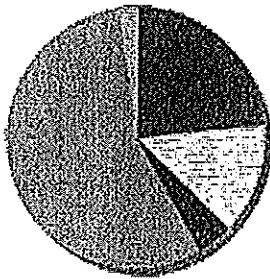
Programs and activities:

Ongoing programs:

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

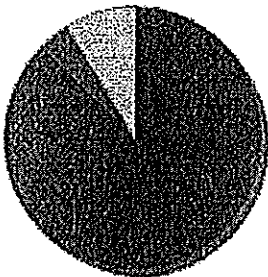
New programs:

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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[Videos and recorded webinars for donors and charities](#)

Date modified:

2016-01-27



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Canada Revenue Agency

[Home](#) → [Charities and giving](#) → [Charities listings](#) → Search

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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Canada

Canada Revenue AgencyHome → Charities and giving → Charities listings → Search

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
prepared on an accrual or cash basis?

4020

Accrual

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 Capella Corporation 3</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

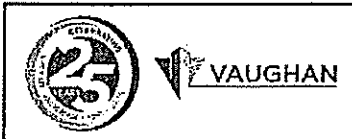


REGISTER

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Official Website.
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*June 28/2016
Recorded Vote
Minutes not published yet
Video Shows Council voted*

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Business Services



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Home > Council Meetings, 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)

| 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 2464-10 ONARIO INC. (CITY PARK HOMES) WARD 15 - VICINITY OF DUFFERIN STREET AND CENTRE STREET | E2 |
| 3. | ZONING BY-LAW AMENDMENT FILE Z.16.016 DUFFERIN VISTAS LTD. WARD 15 - VICINITY OF DUFFERIN STREET AND MAURIER BOULEVARD | E3 |



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.



Province
of
Ontario

Transfer/Deed of Land

Amended NOV. 1992

Form 1 - Land Registration Reform Act

BK A

| | | | |
|--|--|---|--|
| FOR OFFICE USE ONLY 11139519 CERTIFICATE OF RECEIPT 96 NOV 27 14 33 YORK REGION No. 65 NEWMARKET <i>By New Parcel 15-5 Section V-9</i> New Property Identifiers Executions <i>no execs</i> | (1) Registry <input checked="" type="checkbox"/> Land Titles <input checked="" type="checkbox"/> (2) Page 1 of 3 pages | | Additional See Schedule <input type="checkbox"/> |
| | (3) Property Identifier(s) Block Property | | |
| | (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 XXXXXX 65R-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 at the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act. | | | |
| Name(s) DRANCO HOLDINGS LIMITED | | Signature(s) <i>John Simone</i> Per: John Simone - President | Date of Signature Y M D 1996 08 16 |
| "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 770 Clarence Street, Woodbridge, Ontario L4L 8V2 | | | |
| (11) Transferee(s) VITANOVA SHELTER CORPORATION Date of Birth Y M D | | | |
| (12) Transferee(s) Address for Service 6299 Rutherford Road, R.R. #3, Woodbridge, Ontario L4L 1A7 | | | |
| (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 19 Municipality 28 Map 000 Sub 330 Par. 30200 | | (16) Municipal Address of Property 6299 Rutherford Road R.R. No. 3 WOODBRIDGE, Ontario L4L 1A7 | |
| (17) Document Prepared by: GAMBIN ASSOCIATES Barristers and Solicitors 3300 Highway No. 7, 9th floor VAUGHAN, Ontario L4K 4M3 ATTENTION: Carla Tatangelo /ct | | Fees and Tax Registration Fee 50- Land Transfer Tax 250- Total 300- | |

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 19 96 TO THE
TRANSACTION TO WHICH THIS INSTRUMENT RELATES. SUBSECTION 5 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 19 96

B23/96

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

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) as Part 1, on Reference Plan 65R-18519, City of Vaughan

Part of East Half of Lot 15, Concession 9, designated

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 3 and print name(s) in full) **FRANCA DIVNA DAMIANI CARELLA**

MAKE OATH AND SAY THAT:

1. I am (place a clear 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 ~~authorized agent or solicitor~~ Director, ~~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 disposed 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)(g) 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) Monies 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 (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1990, c. 654, as amended) | \$ | Nil |
| (i) Other consideration for transaction not included in (g) or (h) above | \$ | Nil |
| (j) TOTAL CONSIDERATION | \$ | 50,000.00 |

All blanks must be filled in. Insert "Nil" where Applicable

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6) **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 **22nd** day of **NOVEMBER** 19 **96**

A Commissioner for Taking Affidavits, etc.

FRANCA DIVNA DAMIANI CARELLA

signature(s)

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). 04480 (90-09)

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 | Amalgamation Ind. |
| 950 NASHVILLE ROAD | NOT APPLICABLE | NOT APPLICABLE |
| KLEINBURG ONTARIO CANADA LOJ 1C0 | New Amal. Number | Notice Date |
| | NOT APPLICABLE | NOT APPLICABLE |
| Mailing Address | | Letter Date |
| 950 NASHVILLE ROAD | | NOT APPLICABLE |
| KLEINBURG ONTARIO CANADA LOJ 1C0 | 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 | Number of Directors Minimum Maximum | |
| NOT AVAILABLE | 00001 00010 | |

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.

DiGirolamo, Diana

From: DiGirolamo, Diana
Sent: October-27-16 1:34 PM
To: 'Tania Lamanna'
Subject: RE: Pine Valley Enclaves II (Z.16.038, DA.16.046, 19CDM-16V006)

Thank you Tania. Your comments will be forwarded to our Clerks Department for inclusion into the public record for the Council Public Hearing on the subject development applications.

Best regards,

Diana DiGirolamo
Planner
905-832-8585 ext. 8860 | diana.digirolamo@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Tania Lamanna [<mailto:tanialamanna@outlook.com>]
Sent: October-27-16 1:14 PM
To: DiGirolamo, Diana
Subject: Re: Pine Valley Enclaves II (Z.16.038, DA.16.046, 19CDM-16V006)

Hello Diana,

Thank you for the email. I'm sending you this request as per our conversation.

There are a number of mature trees that line the lots behind the house on Pine Grove Rd. There are also several large trees that line the lots within the development in question. I am asking that these trees not be cut down for this development. The trees have been there for more than 30 years and provide a home to numerous wildlife species as well as privacy which is something this community has had and cherished for decades. I don't understand why a lonely developer comes along and suddenly can wipe out these trees with only a mere obligation to replant a little tiny tree in its place.

This community has lost everything because of Chris Zeppa and City Park Homes and they very least the city can do in our defense is leave the trees as they are. There is absolutely no reason why they should go.

I will be taking this forward to other individuals and will escalate if needed. I appreciate that your hands are tied to whatever council decides but I do hope that you can influence them in this regard. If not rest assured, I'll be influencing their election campaigns come voting season.

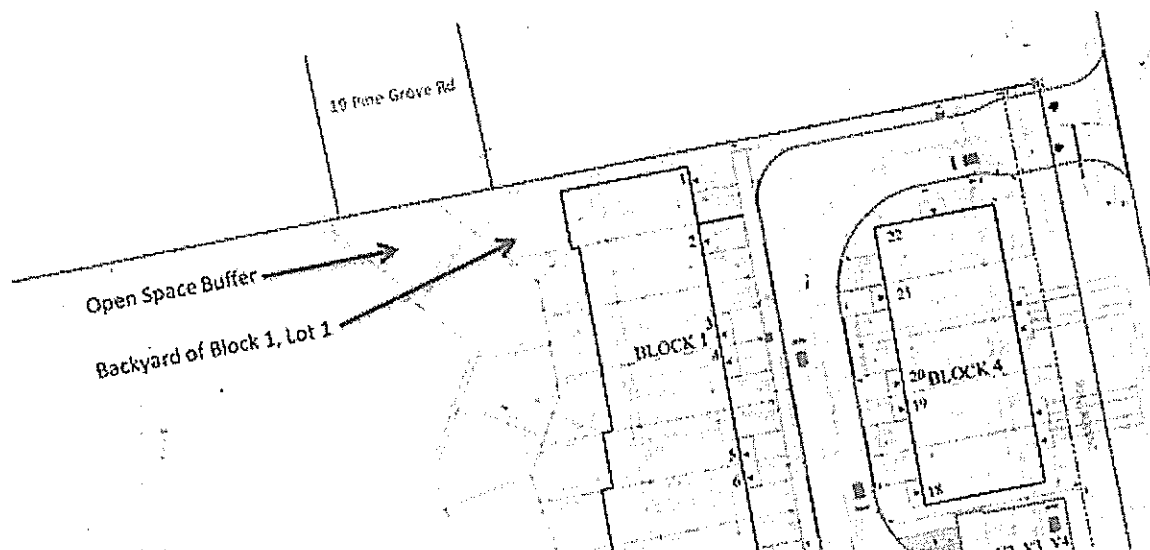
Thank you kindly for your assistance with this,
Tania Lamanna

From: DiGirolamo, Diana <Diana.DiGirolamo@vaughan.ca>
Sent: October 25, 2016 11:04 AM
To: 'tanialamanna@outlook.com'
Subject: Pine Valley Enclaves II (Z.16.038, DA.16.046, 19CDM-16V006)

Hi Tania,

Further to our conversation from earlier today, please find attached a copy of the Site Plan that was submitted with the development applications for Pine Valley Enclaves II (Files Z.16.038, DA.16.046 and 19CDM-16V006).

As discussed, it appears that 19 Pine Grove Road will be abutting the proposed Open Space Buffer, and a private backyard.



Best regards,

Diana DiGirolamo
Planner
905-832-8585 ext. 8860 | diana.digirolamo@vaughan.ca
City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in

Mr. Eraldo Di Pasquale
17 Pine Grove Road East
Woodbridge, ON L4L 2H5
H. 905.264.0365 C. 416.569.3676

C 44
COMMUNICATION
CW (PH) - February 7/2017
ITEM - 11

1 December 2016

City of Vaughan: Development Planning Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Ms. Diana DiGirolamo,

As the owner of 17 Pine Grove Road East, I have concerns in regards to the recent demolition of three homes and the removal of at least 100 trees directly behind my home. Last week, I enquired about the goings on in regards to the movements in my backyard with a visit to the city of Vaughan. In doing so, I was encouraged to express my concerns and express them to the Department of Development Planning.

I purchased this house in 1993 prior to living in the city of Toronto. The main reason I purchased a property in Vaughan was that the street I looked into had a larger and deeper lot with an unobstructed view. My neighbor to the rear of me had a completely open rear yard that was at least 300-0 in depth with a clear view of the ravine. My realtor at the time was instructed to look for only these type of specifications in regards to property selection. This was to be my last property purchase being that I am currently 71 years old.

Concerns about the projected build are many. They include: loss of re-sale value, lack of privacy, increased levels of activity resulting in excessive noise, a view that will be walls of brick and asphalt and a total loss of sun exposure (my garden is 47-0 x 40-0) rendering my garden useless.

So, please tell me that these concerns are un-warranted? My neighbours and I have lost sleep over these enormous changes. We cannot even begin to imagine the time and expense in moving from the area. To all of our neighbours and myself it seems that builders and developers that have steep pockets can do what they want. The face of changes in Vaughan and specifically Woodbridge are so extensive that this no longer feels like home. I understand change is inevitable but please, not in my yard.

I look forward to hearing from you at your earliest convenience.

Sincerely,

Eraldo Di Pasquale

Mrs. Maria Di Pasquale
17 Pine Grove Road East
Woodbridge, ON L4L 2H5 H. 905.264.0365 C. 416.451.5652

C 45
COMMUNICATION
CW (PH) - February 7, 2017
ITEM - 1

1 December 2016

City of Vaughan: Development Planning Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Ms. Diana DiGirolamo,

"There's no place like home" are the famous lines Dorothy repeats at the end of the Wizard of Oz as she finally makes it home. When my husband and I began searching for our home in the early 1990s there was nothing more important than finding our dream home with the perfect backyard. You could say we embarked on a journey similar to Dorothy. She followed the yellow brick road to Oz and we followed Islington Avenue northbound meeting the big, blue sign welcoming us into Vaughan: "The City Above Toronto."

We read that billboard each time we drove here – many nights after work and many weekend visits (remember, there was no www.Realtor.com back then). We searched all of Woodbridge, Maple, and Kleinburg. Finally, we found our forever home on Pine Grove Road East, just off Pine Valley Road.

For me, there really is no place like home. It is full of love, tradition, and a sense of serenity. This home provided a location perfect for creating those feelings. It is where we have fostered traditions that our children and their families will continue decades to come.

When searching for this home, we were very specific. That is why it took so long. We required a large ravine backyard with no obstructions for our agricultural needs and our love of the outdoors. My husband's passions include gardening and I love bird watching. Being married for 51 years this coming February we pride ourselves on the traditions of yielding our own produce that makes sauce, sun-dried tomatoes, and preserves for our children and their families. That is what it means to be at home.

The proposed development infringes on my home's privacy and the traditions we've worked for over 50 years to cultivate. Our sense of serenity and calm are already being taken from us. The beautiful trees that lined our neighbours' property from our unobstructed ravine view of over 225 feet have been removed. Proposed plans include a 3-storey wall. This will directly block our garden. This will directly impact the amount of sunlight our garden receives. Therefore, directly impacting our yield.

The excessive noise resulting from the development will become problematic as well. We have worked a long time to enjoy our retirement years and look forward to our outdoor space. Already, this has been impacted by an unpleasant view last week with an employee urinating in what was our neighbour's backyard.

Before you begin this development on Pine Valley please consider accommodating our view by replanting maturing trees along our fence line. Consider the placement of Block A so that it does not directly impact the homes on Pine Grove Road East who have been living here upwards of 23 years.

I look forward to hearing from you at your earliest convenience regarding the development that is affecting my property – the place that really is our home.

Sincerely,

Maria Di Pasquale

Subject: FW: Pine Valley Enclaves II (Z.16.038, DA.16.046 and 19CDM-16V006) - Committee of the Whole Meeting

C 46
COMMUNICATION
CW (PH) - February 7/2017
ITEM - 1

From: DiGirolamo, Diana

Sent: Monday, February 06, 2017 9:09 AM

To: 'Jenna Thibault'

Cc: john zipay; Shelby Blundell; Clerks@vaughan.ca

Subject: RE: Pine Valley Enclaves II (Z.16.038, DA.16.046 and 19CDM-16V006) - Committee of the Whole Meeting

Hi Jenna,

Thanks for the presentation, I'm copying the Clerks Department so they have a copy in advance of the Public Hearing tomorrow.

Please note that you will have time for a **FIVE MINUTE** presentation, in accordance with the City's Procedure By-law.

Best regards,

Diana DiGirolamo

Planner

905-832-8585 ext. 8860 | diana.digirolamo@vaughan.ca

City of Vaughan | Development Planning Department

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

vaughan.ca



From: Jenna Thibault [<mailto:jthibault@westonconsulting.com>]

Sent: February-03-17 10:08 AM

To: DiGirolamo, Diana

Cc: john zipay; Shelby Blundell

Subject: RE: Pine Valley Enclaves II (Z.16.038, DA.16.046 and 19CDM-16V006) - Committee of the Whole Meeting

Hi Diana,

Further to my email from yesterday afternoon, the presentation has been slightly updated.

Could you please ensure that this updated presentation (attached) is the one uploaded for Tuesday night?

Thanks,
Jenna

Jenna Thibault, B.Sc., M.PL
Planner



Vaughan office: T. 905.738.8080 ext. 309 | 201 Millway Ave, Suite 19, Vaughan, ON. L4K 5K8

From: Jenna Thibault
Sent: Thursday, February 02, 2017 4:25 PM
To: 'DiGirolamo, Diana'
Cc: 'john zipay'; Shelby Blundell
Subject: Pine Valley Enclaves II (Z.16.038, DA.16.046 and 19CDM-16V006) - Committee of the Whole Meeting

Hi Diana,

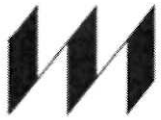
Just wanted to follow up with you in regards to the Committee of the Whole Meeting on Tuesday night.

It is my understanding that Staff do not make a presentation on the application, but the applicant is able to make a short presentation (about 10 minutes).

Find attached our presentation. Would you be able to direct this to the right person to ensure that this is uploaded for Tuesday night?

Thanks,
Jenna

Jenna Thibault, B.Sc., M.PL
Planner



**WESTON
CONSULTING**
planning + urban design

Vaughan office: T: 905.738.8080 ext. 309 | 201 Millway Ave, Suite 19, Vaughan, ON. L4K 5K8
Oakville office: T: 905.844.8749 ext. 309 | 1660 N. Service Rd. E, Suite 114, Oakville, ON. L6H 7G3
Toronto office: T: 416.640.9917 ext. 309 | 127 Berkeley Street, Toronto, ON. M5A 2X1
1-800.363.3558 | F: 905.738.6637 | jthibault@westonconsulting.com | www.westonconsulting.com

Pine Valley Enclave II Ltd.



COMMITTEE OF THE WHOLE PUBLIC MEETING

February 7, 2017

Applications for Zoning By-law
Amendment, Site Plan Approval and
Draft Plan of Condominium (Z.16.038,
DA.16.046, 19CDM-16V006).

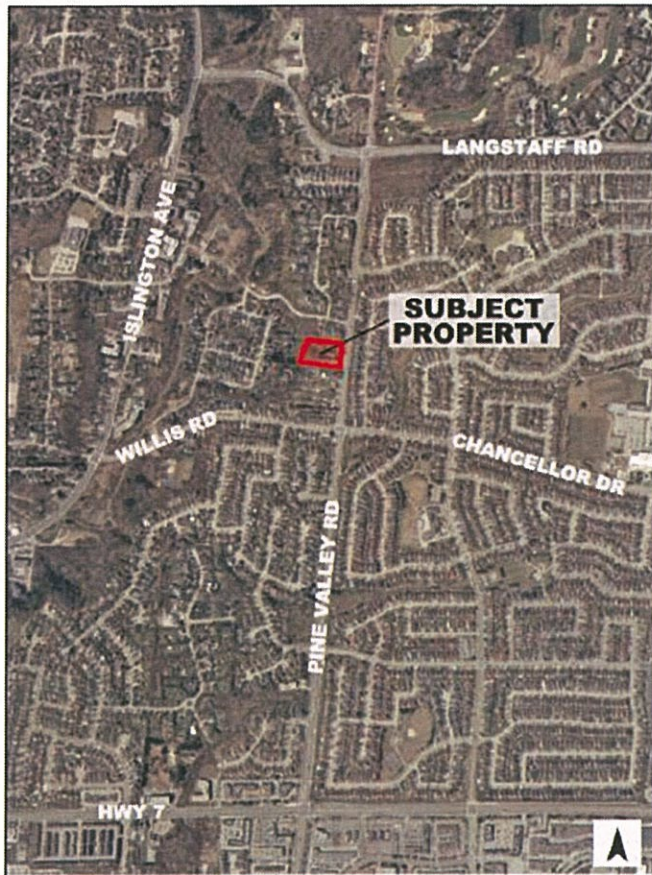


Presentation Outline

1. Existing Context
2. Policy Context
3. Proposed Development
4. Pine Valley Enclave I Ltd.
5. Project Status



Existing Context



Subject Lands



**8254 Pine Valley
Drive**

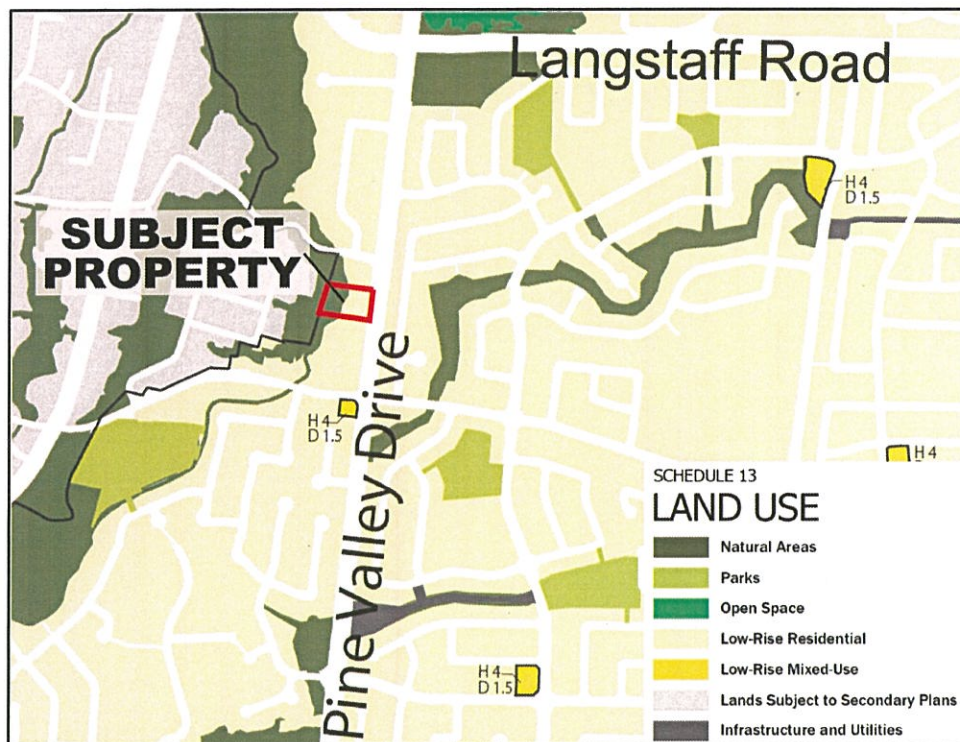
**8266 Pine Valley
Drive**



**8272 Pine Valley
Drive**



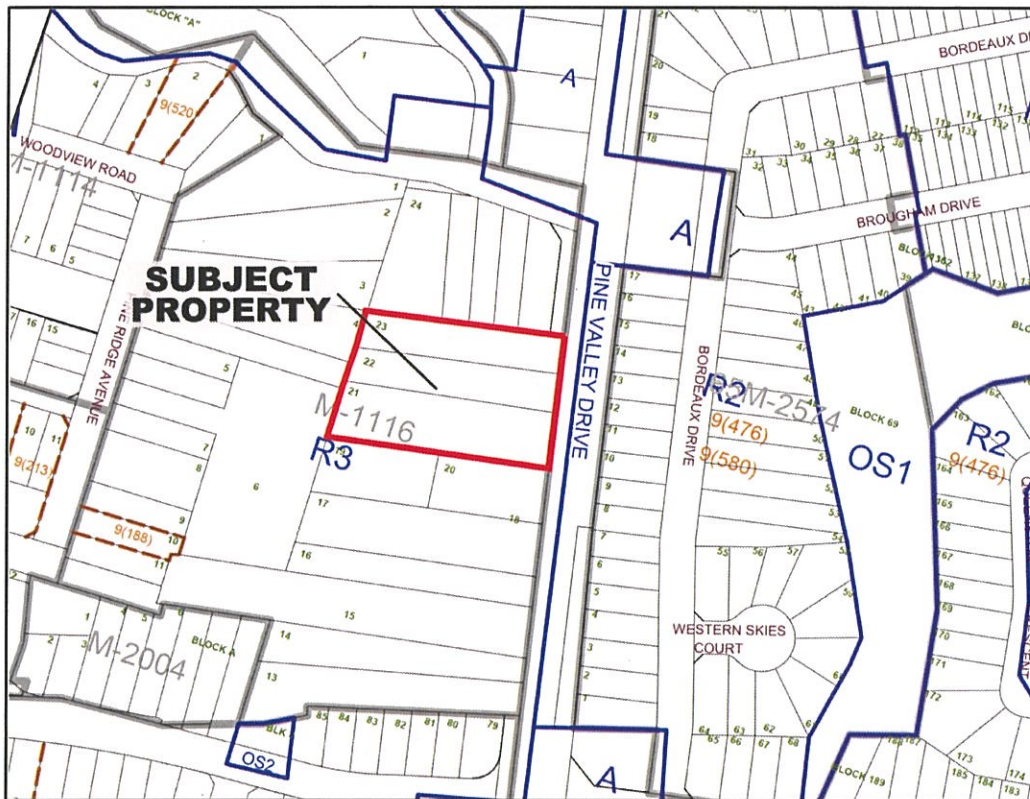
City of Vaughan Official Plan Policies



- Designated “***Low-Rise Residential***” and “***Natural Areas***”.
- Permits low rise residential building forms including townhouses up to 3 storeys in height.
- No development proposed on the portion of the lands designated ***Natural Areas***.



City of Vaughan Zoning By-law 1-88



- Zoned ***R3 – Residential.***
- This zone **only** permits single-detached dwellings.



Previous Site Plan



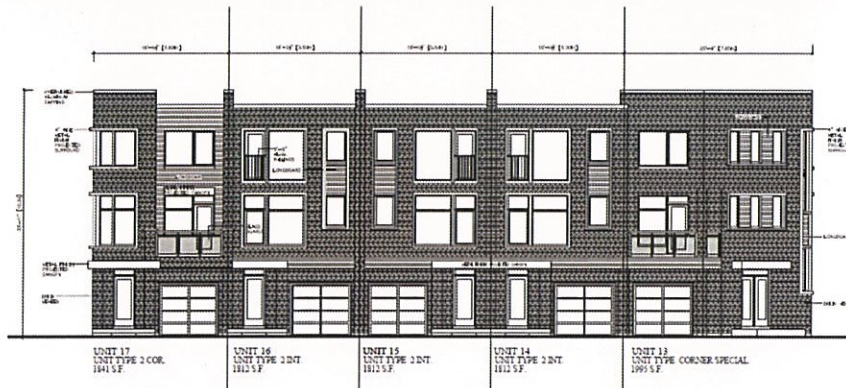
Proposed Site Plan



- Proposal is for 22, 3-storey freehold townhome dwellings on a private (Common Element) road.
- Private road configuration changed from previous Site Plan.
- Have provided a 10 m environmental buffer on western side of property.



Proposed Development



BLOCK 3 - FRONT ELEVATION

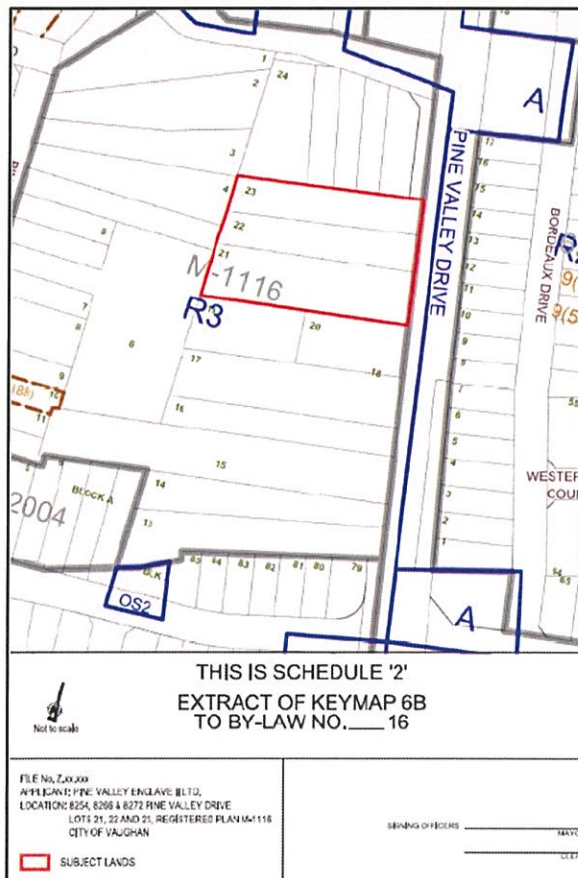


BLOCK 1 - FRONT ELEVATION

- Proposal consists of 4 townhome blocks ranging from 5 to 7 units.
- Blocks 1 & 2 front on to the private road and Blocks 3 & 4 front on to Pine Valley Drive.
- Townhome units are 3 storeys.



Submitted Development Applications



Zoning By-law Amendment

- Rezoning the subject lands from **R3 – Residential Zone** to **RM2 – Multiple Residential Zone** with site specific provisions.
- This rezoning will allow for a maximum of 22 units, 3-storey freehold townhome dwellings on a private common element road.

Site Plan Application and Draft Plan of Condominium Application

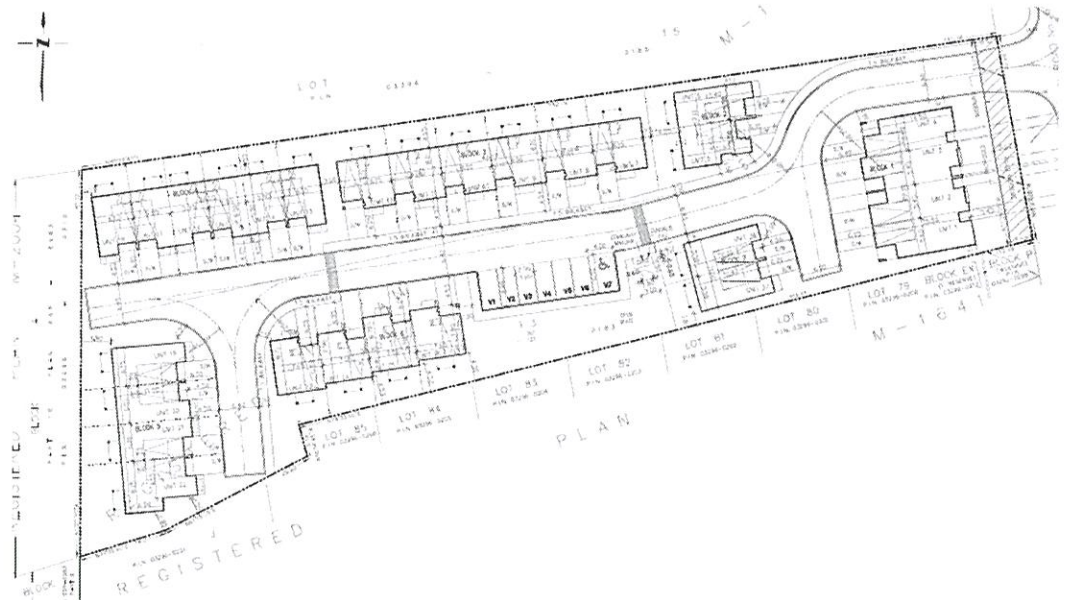
- Submitted concurrently.
- Draft Plan of Condominium Application will allow for common element road.



Pine Valley Enclave I Ltd.



8204 and 8210 Pine Valley Drive



Approved development for 24 freehold townhouse dwelling units and 2 blocks containing 4 freehold semi-detached dwelling units, on a private condominium road.



Pine Valley Enclave I Ltd.

- Approved zoning for this development is *RM2 Multiple Residential Zone* with site-specific exemptions.
- Proposed development requesting the same zone with other site-specific exemptions.
- The proposed development is consistent with the approved development at 8204 – 8210 Pine Valley Drive from a design, height and massing perspective.



Project Status

Applications were submitted to the City of Vaughan in September of 2016 along with a number of supporting documents:

- Urban Design Brief – Weston Consulting
- Planning Justification Report – Weston Consulting
- Geotechnical Report - Bruce A. Brown Associates Ltd.
- Arborist Report – Beacon Environmental
- Tree Removal and Preservation Plan – Marton Smith Landscape Architects
- Environmental Impact Study – Beacon Environmental
- Archaeological Assessment – Archeoworks Inc.
- Storm Water Management Report – Condeland Engineering Ltd.
- Phase I Environmental Site Assessment – Bruce A. Brown Associates Ltd.
- Functional Servicing Report – Condeland Engineering Ltd.
- Traffic Impact Study – Cole Engineering Group
- Noise and Vibration Report – Jade Acoustics



Project Status

Next Steps?

- Applicant is still in the process of receiving comments from circulated departments and agencies.



Subject: FW: Pine Valley Enclaves II (Z.16.038, DA.16.046 and Whole Meeting)
Attachments: 2017.02.07 - Pine Valley Enclave II Ltd. Presentation.pptx

From: DiGirolamo, Diana
Sent: Tuesday, February 07, 2017 3:50 PM
To: Clerks@vaughan.ca
Cc: 'Jenna Thibault'; Shelby Blundell; john zipay
Subject: FW: Pine Valley Enclaves II (Z.16.038, DA.16.046 and 19CDM-16V006) - Committee of the Whole Meeting

Please see revised presentation from the applicant respecting Pine Valley Enclaves (File Z.16.038) scheduled to go to Public Hearing this evening.

Best regards,

Diana DiGirolamo
Planner
905-832-8585 ext. 8860 | diana.digirolamo@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Jenna Thibault [<mailto:jthibault@westonconsulting.com>]
Sent: February-07-17 3:08 PM
To: DiGirolamo, Diana
Cc: john zipay; Shelby Blundell
Subject: RE: Pine Valley Enclaves II (Z.16.038, DA.16.046 and 19CDM-16V006) - Committee of the Whole Meeting

Hi Diana,

Further to my voicemail, we have made a couple more updates to our presentation for tonight. Please find the updated presentation attached.

Could you please ensure that this is the presentation uploaded for tonight's meeting. I will be bringing a copy of this on a USB as well.

Thanks,
Jenna

Jenna Thibault, B.Sc., M.PL
Planner



Vaughan office: T: 905.738.8080 ext. 309 | 201 Millway Ave, Suite 19, Vaughan, ON. L4K 5K8
Oakville office: T: 905.844.8749 ext. 309 | 1660 N. Service Rd. E, Suite 114, Oakville, ON. L6H 7G3
Toronto office: T: 416.640.9917 ext. 309 | 127 Berkeley Street, Toronto, ON. M5A 2X1
1-800.363.3558 | F: 905.738.6637 | jthibault@westonconsulting.com | www.westonconsulting.com

From: Jenna Thibault
Sent: Friday, February 03, 2017 10:07 AM
To: 'DiGirolamo, Diana'
Cc: 'john zipay'; Shelby Blundell
Subject: RE: Pine Valley Enclaves II (Z.16.038, DA.16.046 and 19CDM-16V006) - Committee of the Whole Meeting

Hi Diana,

Further to my email from yesterday afternoon, the presentation has been slightly updated.

Could you please ensure that this updated presentation (attached) is the one uploaded for Tuesday night?

Thanks,
Jenna

Jenna Thibault, B.Sc., M.PL
Planner



**WESTON
CONSULTING**

planning + urban design

Vaughan office: T: 905.738.8080 ext. 309 | 201 Millway Ave, Suite 19, Vaughan, ON. L4K 5K8
Oakville office: T: 905.844.8749 ext. 309 | 1660 N. Service Rd. E, Suite 114, Oakville, ON. L6H 7G3
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1-800.363.3558 | F: 905.738.6637 | jthibault@westonconsulting.com | www.westonconsulting.com

From: Jenna Thibault
Sent: Thursday, February 02, 2017 4:25 PM
To: 'DiGirolamo, Diana'
Cc: 'john zipay'; Shelby Blundell
Subject: Pine Valley Enclaves II (Z.16.038, DA.16.046 and 19CDM-16V006) - Committee of the Whole Meeting

Hi Diana,

Just wanted to follow up with you in regards to the Committee of the Whole Meeting on Tuesday night.

It is my understanding that Staff do not make a presentation on the application, but the applicant is able to make a short presentation (about 10 minutes).

Find attached our presentation. Would you be able to direct this to the right person to ensure that this is uploaded for Tuesday night?

Thanks,
Jenna

Jenna Thibault, B.Sc., M.PL
Planner



**WESTON
CONSULTING**

planning + urban design

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Oakville office: T: 905.844.8749 ext. 309 | 1660 N. Service Rd. E, Suite 114, Oakville, ON. L6H 7G3

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1-800.363.3558 | F: 905.738.6637 | jthibault@westonconsulting.com | www.westonconsulting.com

Pine Valley Enclave II Ltd.



COMMITTEE OF THE WHOLE PUBLIC MEETING

February 7, 2017

Applications for Zoning By-law
Amendment, Site Plan Approval and
Draft Plan of Condominium (Z.16.038,
DA.16.046, 19CDM-16V006).

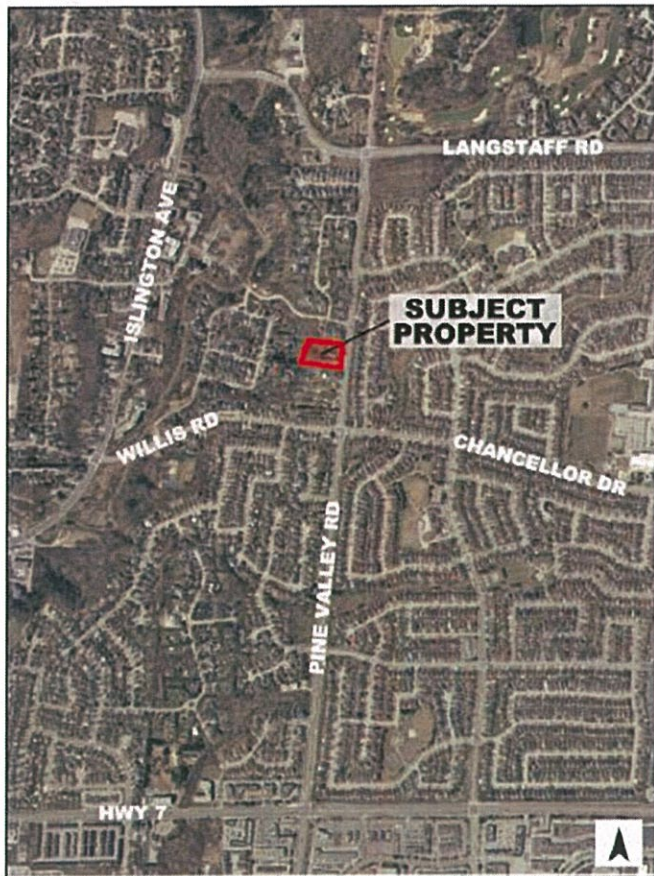


Presentation Outline

1. Existing Context
2. Policy Context
3. Proposed Development
4. Pine Valley Enclave I Ltd.
5. Project Status



Existing Context



Subject Lands



**8254 Pine Valley
Drive**

**8266 Pine Valley
Drive**



**8272 Pine Valley
Drive**



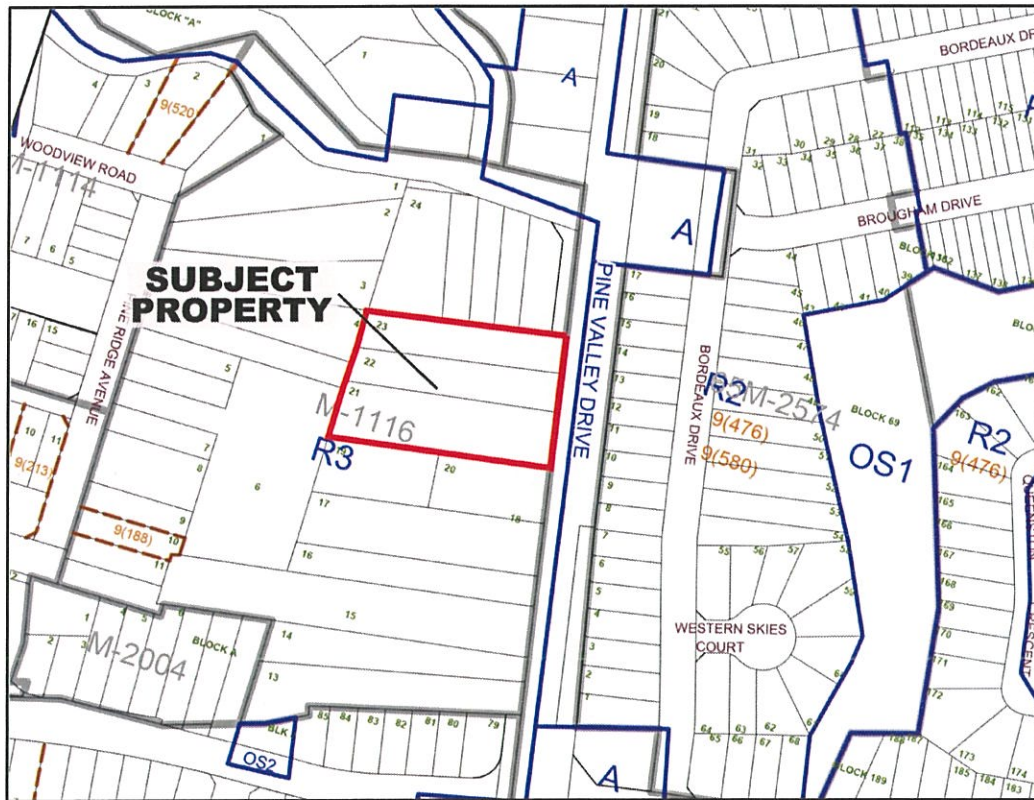
City of Vaughan Official Plan Policies



- Designated “***Low-Rise Residential***” and “***Natural Areas***”.
- Permits low rise residential building forms including townhouses up to 3 storeys in height.
- No development proposed on the portion of the lands designated ***Natural Areas***.



City of Vaughan Zoning By-law 1-88



- Zoned ***R3 – Residential.***
- This zone **only** permits single-detached dwellings.



Previous Site Plan



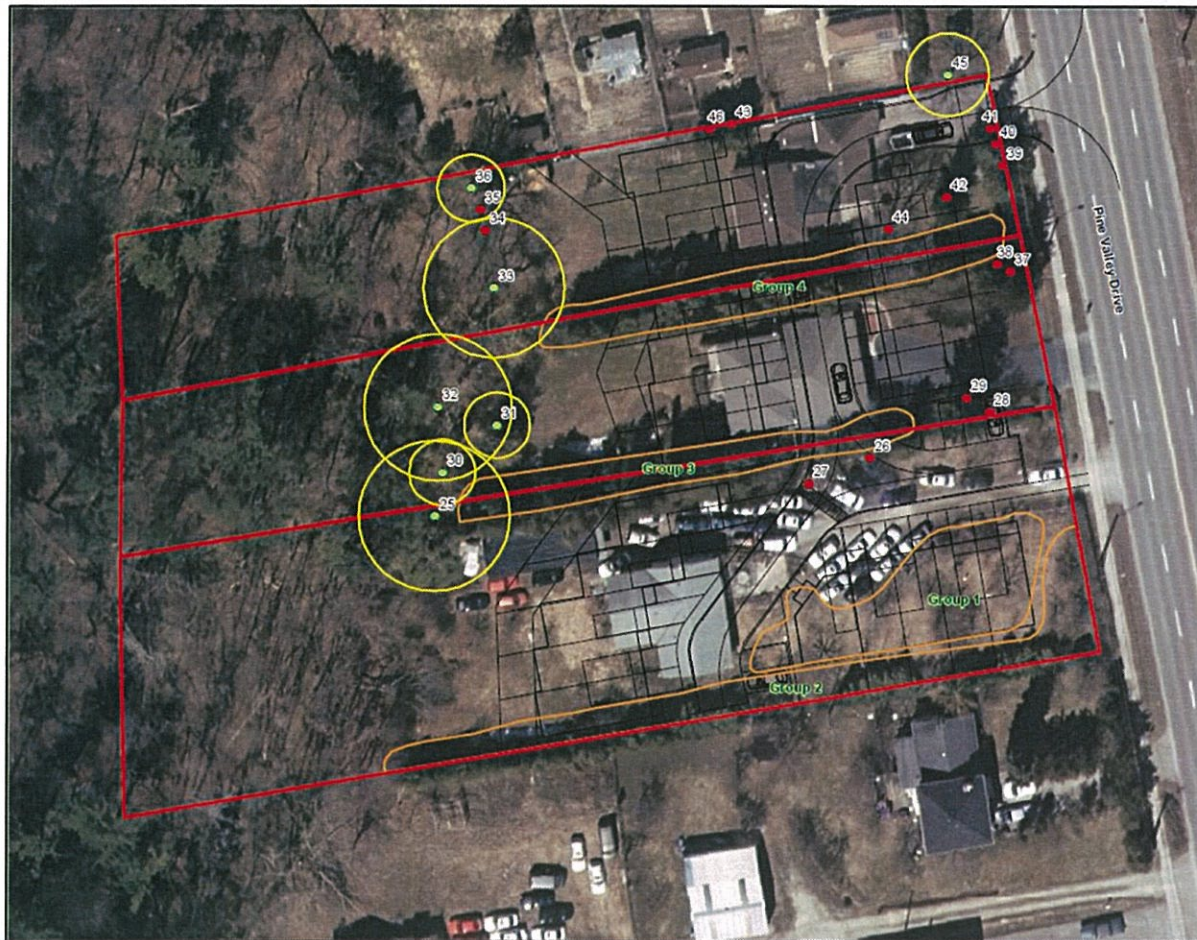
Proposed Site Plan



- Proposal is for 22, 3-storey freehold townhome dwellings on a private (Common Element) road.
- Private road configuration changed from previous Site Plan.
- Have provided a 10 m environmental buffer on western side of property.



Proposed Development and Tree Preservation Plan



Proposed Development and Tree Preservation Plan

Figure 3

Pine Valley Enclave II Arborist Report

Legend

- Subject Property
- Trees to be Preserved
- Trees to be Removed
- Tree Groups to be Removed
- Tree Protection Zone
- Proposed Development

First Base Solutions
Web Mapping Service 2014

UTM Zone 17 N, NAD 83

0 4.75 9.5 19 Metres



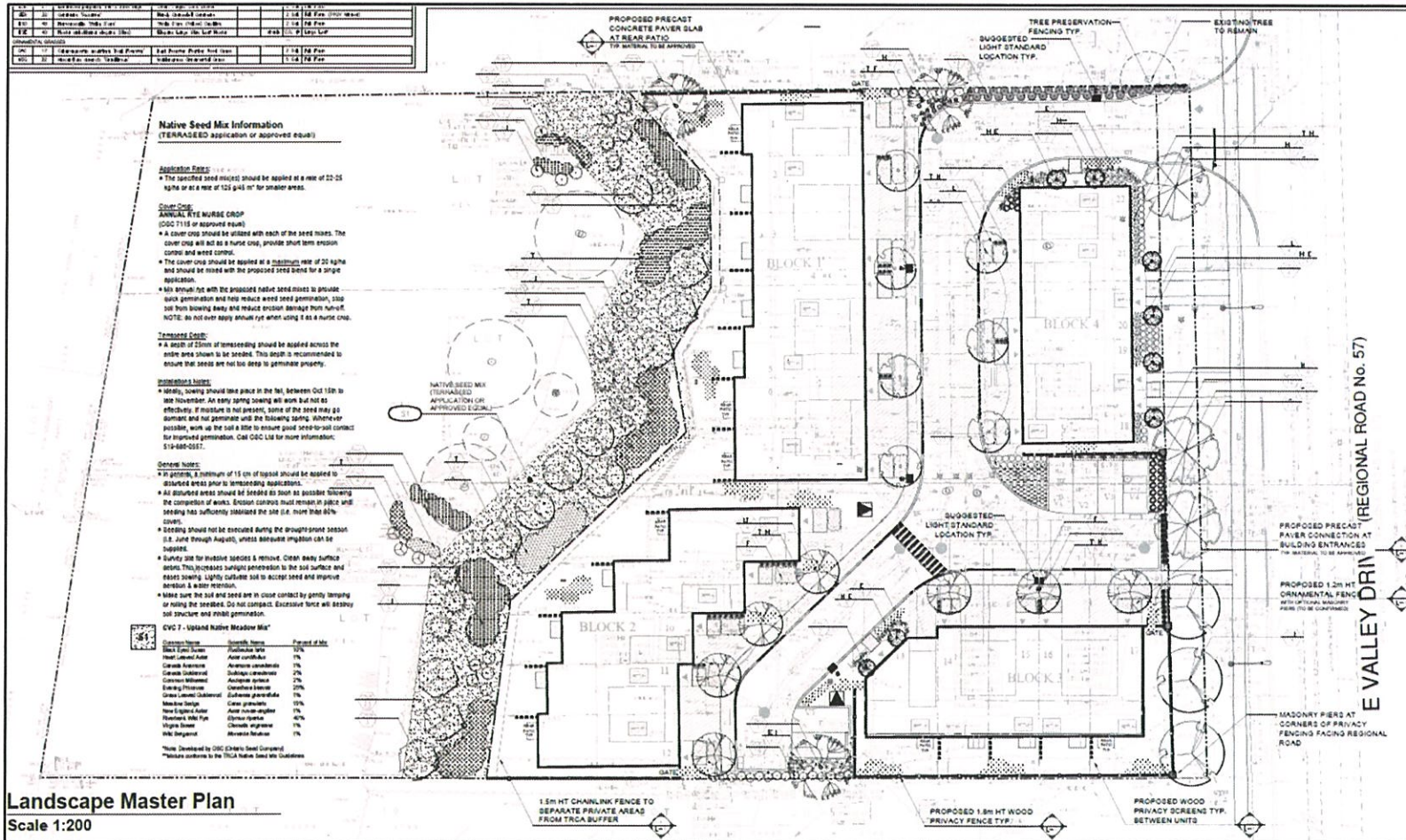
1:500

BEACON
ENVIRONMENTAL

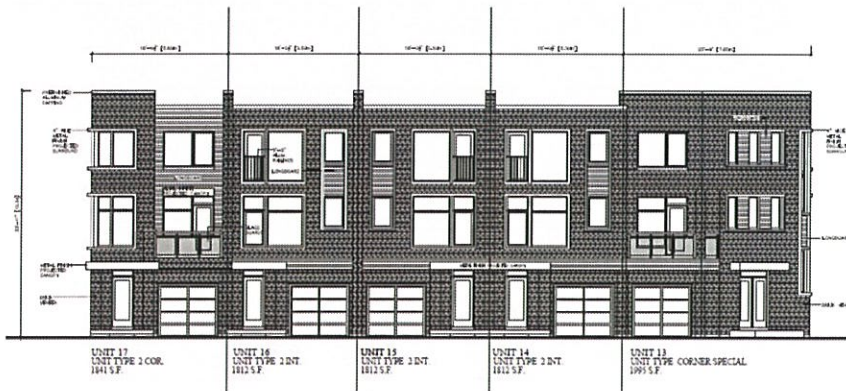
Project 215321
July 2016



Landscape Plan



Proposed Development



BLOCK 3 - FRONT ELEVATION

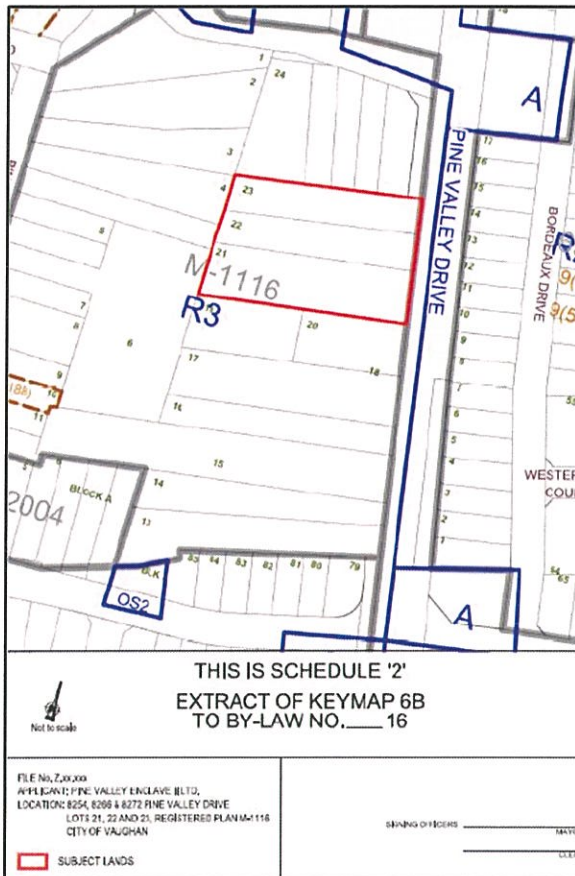


BLOCK 1 - FRONT ELEVATION

- Proposal consists of 4 townhome blocks ranging from 5 to 7 units.
- Blocks 1 & 2 front on to the private road and Blocks 3 & 4 front on to Pine Valley Drive.
- Townhome units are 3 storeys.



Submitted Development Applications



Zoning By-law Amendment

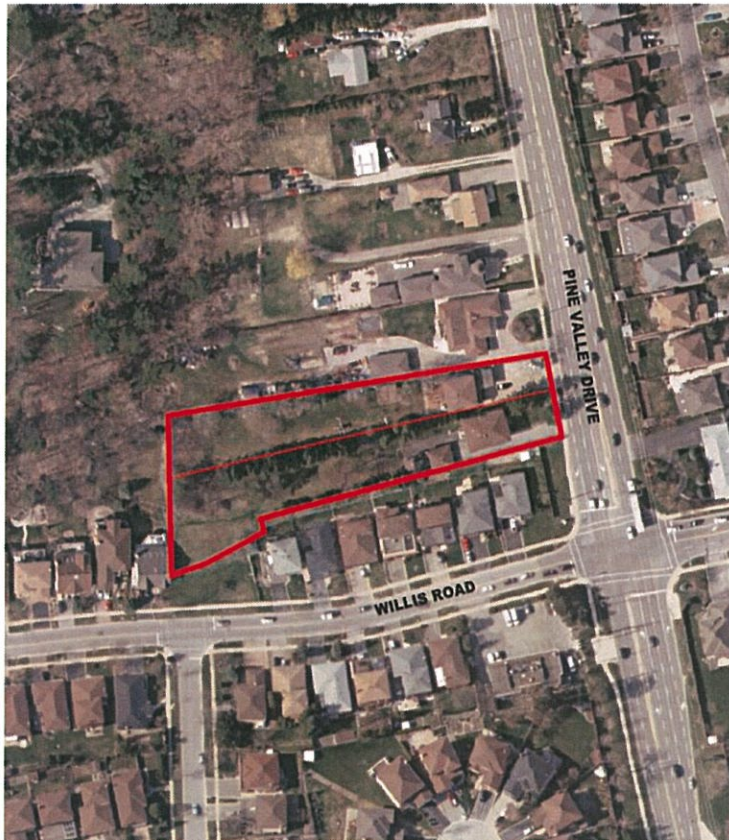
- Rezoning the subject lands from **R3 – Residential Zone** to **RM2 – Multiple Residential Zone** with site specific provisions.
- This rezoning will allow for a maximum of 22 units, 3-storey freehold townhome dwellings on a private common element road.

Site Plan Application and Draft Plan of Condominium Application

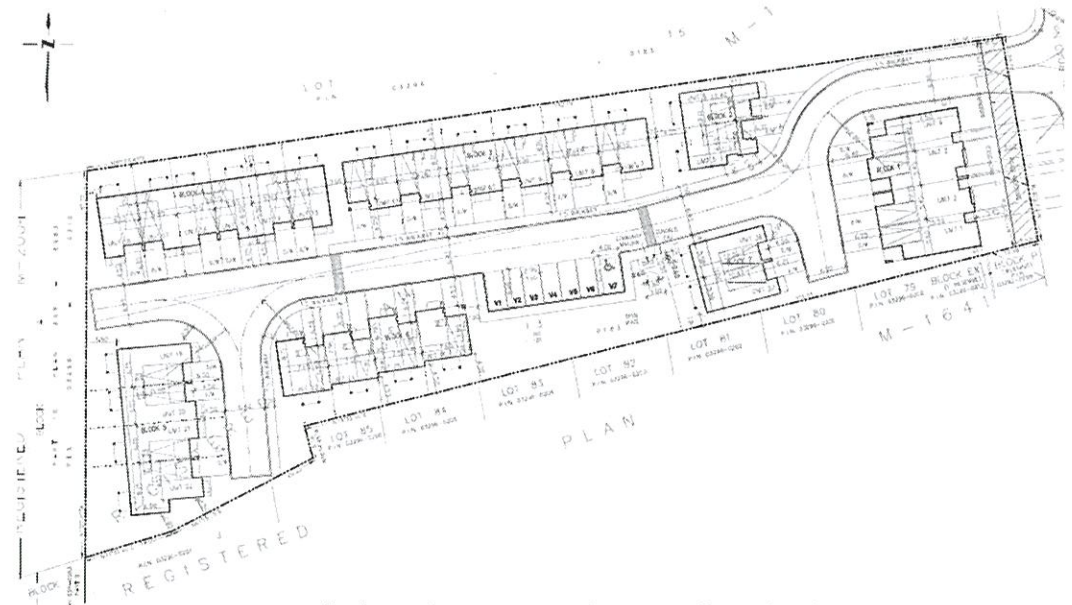
- Submitted concurrently.
- Draft Plan of Condominium Application will allow for common element road.



Pine Valley Enclave I Ltd.



8204 and 8210 Pine Valley Drive



Approved development for 24 freehold townhouse dwelling units and 2 blocks containing 4 freehold semi-detached dwelling units, on a private condominium road.



Pine Valley Enclave I Ltd.

- Approved zoning for this development is *RM2 Multiple Residential Zone* with site-specific exemptions.
- Proposed development requesting the same zone with other site-specific exemptions.
- The proposed development is consistent with the approved development at 8204 – 8210 Pine Valley Drive from a design, height and massing perspective.



Project Status

Applications were submitted to the City of Vaughan in September of 2016 along with a number of supporting documents:

- Urban Design Brief – Weston Consulting
- Planning Justification Report – Weston Consulting
- Geotechnical Report - Bruce A. Brown Associates Ltd.
- Arborist Report – Beacon Environmental
- Tree Removal and Preservation Plan – Marton Smith Landscape Architects
- Environmental Impact Study – Beacon Environmental
- Archaeological Assessment – Archeoworks Inc.
- Storm Water Management Report – Condeland Engineering Ltd.
- Phase I Environmental Site Assessment – Bruce A. Brown Associates Ltd.
- Functional Servicing Report – Condeland Engineering Ltd.
- Traffic Impact Study – Cole Engineering Group
- Noise and Vibration Report – Jade Acoustics



Project Status

Next Steps?

- Applicant is still in the process of receiving comments from circulated departments and agencies.



1. **ZONING BY-LAW AMENDMENT FILE Z.16.038** **P.2017.3**
PINE VALLEY ENCLAVE II LTD.
WARD 2 - VICINITY OF PINE VALLEY DRIVE AND LANGSTAFF ROAD

Recommendation

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for File Z.16.038 (Pine Valley Enclave II Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of Public Hearing was circulated: January 13, 2017. The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign installed on the property in accordance with the City's Notice Sign Procedures and Protocols.
- b) Circulation Area: 150 m
- c) Comments Received (prior to the formal Public Hearing Notice being circulated):
- i. T. Lamanna, resident of Pine Grove Road, submitted correspondence dated October 27, 2016, expressing concern with the removal of several mature trees on the subject lands in order to facilitate the proposed development concept. The resident requests that as many mature trees as possible be retained, and that the Owner consider the surrounding existing residential dwellings by protecting all the mature trees located along the property lines.
- ii. M. Di Pasquale, resident of Pine Grove Road, submitted correspondence dated December 1, 2016, expressing concerns with the proposed development regarding privacy, sunlight and noise impacts, the removal of several mature trees on the subject lands, and the impacts of the construction activity. The resident requests that mature trees along the property lines be retained, or replaced, to ensure there is privacy and screening between the existing residential community and the proposed development. The resident also requests that the placement of Block "1" be reconsidered to better respect the view corridor of the adjacent, existing residential community to the north.

- iii. E. Di Pasquale, resident of Pine Grove Road, submitted correspondence dated December 1, 2016, expressing concerns regarding the removal of several mature trees, privacy, sunlight and noise impacts, and the obstructed views to the natural feature.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.16.038 for the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically to rezone the subject lands from R3 Residential Zone to RM2 Multiple Residential Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #3. The Zoning By-law Amendment would facilitate the development of 22 three-storey freehold townhouse dwelling units, served by a privately owned and maintained common element condominium road through a future Condominium Corporation, along with other common elements such as the community mailbox, visitor parking and walkways as shown on Attachments #3 to #6. In addition, the following site-specific zoning exceptions are required to implement the development proposal:

| | Zoning By-law 1-88 Standard | RM2 Multiple Residential Zone Requirements | Proposed Exceptions to the RM2 Multiple Residential Zone Requirements |
|----|---|--|--|
| a. | Definition – “Dwelling, Freehold Townhouse” | Not included in Zoning By-law 1-88 | Means “a townhouse dwelling unit situated on its own lot, which abuts a public or private common element road.” |
| b. | Definition – “Street Line” | Means “the dividing line between a lot and a street or the dividing line between a lot and a reserve abutting the street.” | Means “the dividing line between a lot and a street or a private common element road.” |
| c. | Permitted Uses | <ul style="list-style-type: none"> • Apartment Dwelling • Multiple Family Dwelling • Block Townhouse Dwelling • 9Day Nursery | Permit a Townhouse Dwelling Unit |
| d. | Frontage on a Public Street | No building or structure may be erected unless the lot on which the building or structure is located fronts on an improved public street. | Permit a building or structure erected on a lot to front onto a private common element road. |

| | Zoning By-law 1-88 Standard | RM2 Multiple Residential Zone Requirements | Proposed Exceptions to the RM2 Multiple Residential Zone Requirements |
|----|---|--|--|
| e. | Permitted Yard Encroachments | Exterior stairways, and porches and balconies which are uncovered, unexcavated and unenclosed and not constructed on footings may extend into a front or exterior side yard to a maximum of 1.8 m. | A covered and unenclosed porch and exterior stairways leading to a porch shall be permitted to encroach into the minimum front yard or exterior side yard to a maximum of 2 m. |
| f. | Minimum Lot Area | 230 m ² / unit | 108 m ² / unit |
| g. | Minimum Lot Frontage | 30 m | 5.45 m (All lots) |
| h. | Minimum Front Yard Setback | 4.5 m | 3 m (All units) |
| i. | Minimum Setback to a Garage Wall | 6.4 m | 6 m (All units) |
| j. | Minimum Rear Yard Setback | 4.5 m | 3 m (All units) |
| k. | Minimum Interior Side Yard Setback | 1.5 m | 1.26 m and no minimum side yard shall be required between an attached pair of dwelling units. |
| l. | Minimum Exterior Side Yard | 4.5 m | 3 m |
| m. | Minimum Landscaping Width Around a Parking Area | 3 m in width around the periphery of a parking area | 1.6 m in width around the periphery of a parking area |
| n. | Minimum Amenity Area | 22, 3-bedroom units @ 90 m ² amenity area/unit = 1,980 m ² | 1,168 m ² for the entire site (approximately 53.09 m ² /unit) |

Additional zoning exceptions may be identified through the detailed review of the application and will be considered in a technical report to a future Committee of the Whole meeting.

Background - Analysis and Options

| | |
|--|---|
| Location | <ul style="list-style-type: none"> 8254, 8266 and 8272 Pine Valley Drive, being Lots 21 to 23 inclusive, Registered Plan M-1116, located on the west side of Pine Valley Drive, south of Langstaff Road, shown as "Subject Lands" on Attachments #1 and #2. |
| Official Plan Designation | <ul style="list-style-type: none"> The subject lands are designated "Low-Rise Residential" and "Natural Areas" by Vaughan Official Plan 2010 (VOP 2010), and are located within a "Community Area" as identified on Schedule 1 - Urban Structure of VOP 2010. The "Low-Rise Residential" designation of VOP 2010 permits townhouses no greater than 3-storeys in height, situated on a single parcel and part of a row of at least 3 but no greater than 6 attached residential units. Section 10.2.1.7 of VOP 2010 provides for minor variations related to numerical standards (save and except for height, density and environmental standards), and as such, no amendment is required to address the proposed 7 units within one townhouse block. The rear portion of the subject lands contains part of a Core Feature as identified on Schedule 2 – Natural Heritage Network of VOP 2010. The proposed development must conform to the Core Feature policies of VOP 2010. The Owner is required to demonstrate that the proposed development will not result in a negative impact on the feature or its functions. In accordance with 5.3.2.3.4 of VOP 2010, the Owner is proposing a 10 m minimum vegetation protection zone from the Core Feature. |
| Background / History of Related Phase (Pine Valley Enclaves) | <ul style="list-style-type: none"> On September 23, 2014, Zoning By-law Amendment File Z.14.038 and Site Development Application File DA.14.071 (Pine Valley Enclaves Phase I) were submitted to the Vaughan Development Planning Department to facilitate the development 24 townhouse and 4 semi-detached dwelling units on a private common element condominium road located at 8204 and 8210 Pine Valley Drive. These applications were appealed to the Ontario Municipal Board (OMB) due to the City of Vaughan's failure to make a decision within the prescribed timelines of the <i>Planning Act</i>. <p>As a result of Vaughan Council's decision to accept a settlement offer by the applicant, the Development Planning Department did not provide a technical report to Vaughan Council or provide planning evidence at the OMB Hearing. On September 21, 2015, the OMB issued an oral decision that approved the development of the lands with 24 townhouse units and 4 semi-detached units. The OMB withheld the issuance of its Final Order pending confirmation from the</p> |

| | |
|-----------------------|--|
| | <p>Appellant that the form and content of the amending Zoning By-law, Site Plan and Site Plan Agreement were finalized to the satisfaction of all parties, including York Region and the City of Vaughan. The OMB issued its Final Order on July 13, 2016.</p> <ul style="list-style-type: none"> ▪ The subject development proposal constitutes Phase II of the Pine Valley Enclaves Community. The subject lands are located 4 lots north of the Pine Valley Enclaves Phase I project, as shown on Attachment #2, which is currently under construction. The OMB approval of the Pine Valley Enclaves Phase I project has established townhouses as a permitted built form within the immediate vicinity; therefore, an Official Plan Amendment for the townhouse proposal is not required. |
| Zoning | <ul style="list-style-type: none"> ▪ The subject lands are zoned R3 Residential Zone, by Zoning By-law 1-88, which permits a single detached dwelling on a lot having a minimum frontage of 12 m. ▪ The R3 Zone does not permit the proposed townhouse development. An amendment to Zoning By-law 1-88 is required to facilitate the development proposal shown on Attachments #3 to #5. |
| Surrounding Land Uses | <ul style="list-style-type: none"> ▪ Shown on Attachment #2. |

Preliminary Review

Following a preliminary review of the application, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|---|---|
| a. | Conformity with York Region Official Plan and Official Plan | <ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the applicable land use and built form policies in VOP 2010, Volume 1. ▪ The proposed development will be reviewed for conformity with Chapter 3 – “Environment” of VOP 2010, including but not limited to policies relating to “Core Features”. A Core Feature has been identified by Schedule 2 – “Natural Heritage Network” of VOP 2010, Volume 1. ▪ The proposed development will be reviewed in consideration of the compatibility criteria of VOP 2010 with regard to the surrounding and established communities (Section 9.1.2.2) and the development criteria for new townhouses within existing community areas (Section 9.2.3.2). |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|---|---|
| b. | Proposed Rezoning and Site-Specific Zoning Exceptions | <ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning to an RM2 Multiple Residential Zone and the site-specific zoning exceptions, and the OS1 Open Space Conservation Zone to facilitate the residential development shown on Attachments #3 to #5, will be reviewed. ▪ Consideration will be given to the use of the more recent RT1 Residential Townhouse Zone standards, which have been applied to similar common element townhouse developments in the City of Vaughan. |
| c. | Concurrent Site Development Application | <ul style="list-style-type: none"> ▪ The related Site Development File DA.16.046 will be reviewed concurrently with the Zoning By-law Amendment application in consideration of, but not limited to, the following: <ul style="list-style-type: none"> - site design; - pedestrian and barrier-free accessibility; - visitor parking; - building designs and materials; - landscaping; - tree preservation and compensation; - vehicular circulation and movement on the private road network; - future transition and connections (vehicular and pedestrian) to the abutting lands; - establishment of an appropriate buffer to the Core Feature; - protection of and transition to the adjacent Core Feature; and, - stormwater management, erosion and sediment control, servicing, and grading. ▪ All issues identified through the review of Site Development File DA.16.046 will be addressed together with the subject Zoning By-law Amendment application in a comprehensive technical report to a future Committee of the Whole meeting. |
| | Related Draft Plan of Condominium (Common Element) | <ul style="list-style-type: none"> ▪ The related Draft Plan of Condominium (Common Element) File 19CDM-16V006 will be reviewed concurrently with the subject application, and will be reviewed for consistency with the final Site Plan, if the subject application is approved. ▪ The Draft Plan of Condominium (Common Element) will be reviewed in consideration of, but not limited to, the following: <ul style="list-style-type: none"> - the design of the private road; - consistency with the approved site plan - compliance with Zoning By-law 1-88; and, - identification of all common elements (e.g. privacy road vista/parking spaces, amenity area) |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|--|--|---|
| | | <ul style="list-style-type: none"> Appropriate conditions respecting the proposed condominium tenure will be identified in a technical report to a future Committee of the Whole meeting. |
| | Future Part Lot Control Application | <ul style="list-style-type: none"> A future Part Lot Control Application is required to create each individual freehold lot, if the application is approved. |
| | Studies and Reports | <ul style="list-style-type: none"> The following reports and studies submitted in support of the application must be reviewed and approved to the satisfaction of the City or respective approval authority: <ul style="list-style-type: none"> Planning Justification Report Urban Design Brief Arborist Report Functional Servicing and Stormwater Management Report Geotechnical Report Phase 1 Environmental Site Assessment (ESA) Environmental Impact Study Traffic Impact Study Noise and Vibration Report Archaeological Assessment |
| | Parkland Dedication | <ul style="list-style-type: none"> In accordance with the City of Vaughan's Parkland Dedication policy and the <i>Planning Act</i>, parkland dedication or cash-in-lieu of parkland will be required equivalent to 5% or 1 ha per 300 units of the value of the subject lands, or at a fixed per unit rate, whichever is higher, prior to the issuance of a Building Permit. |
| | Toronto and Region Conservation Authority (TRCA) | <ul style="list-style-type: none"> The Owner will be required to satisfy all requirements of the TRCA, and dedicate any open space/valley land and associated buffers to the TRCA or the City of Vaughan, free of all costs and encumbrances. |
| | York Region | <ul style="list-style-type: none"> The Owner will be required to dedicate the necessary road allowance(s) to York Region, as shown on Attachment #3, and satisfy any other requirements of York Region. |
| | Servicing | <ul style="list-style-type: none"> If the applications are approved, the availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council. Should servicing capacity not be available, the use of the Holding Symbol "(H)" will be placed on the subject lands, which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council. |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|--|-------------------------------|---|
| | Tree Removal Claims | <ul style="list-style-type: none"> In response to complaints received by City Staff of tree removals occurring on the subject lands, Vaughan's By-law and Compliance Department are presently investigating whether any unlawful activity occurred. Should it be determined that existing trees were unlawfully removed by the Owner, the City may retain a professional Arborist, at the expense of the Owner, to prepare an independent report/study which includes a detailed inventory of trees that were removed and recommendations for replanting, mitigation and/or compensation measures. |

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of the applications to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning & Conceptual Site Plan
4. Landscape Plan
5. Typical Elevations
6. Draft Plan of Condominium File 19CDM-16V006

Report prepared by:

Diana DiGirolamo, Planner, ext. 8860
Carmela Marrelli, Senior Planner, ext. 8791

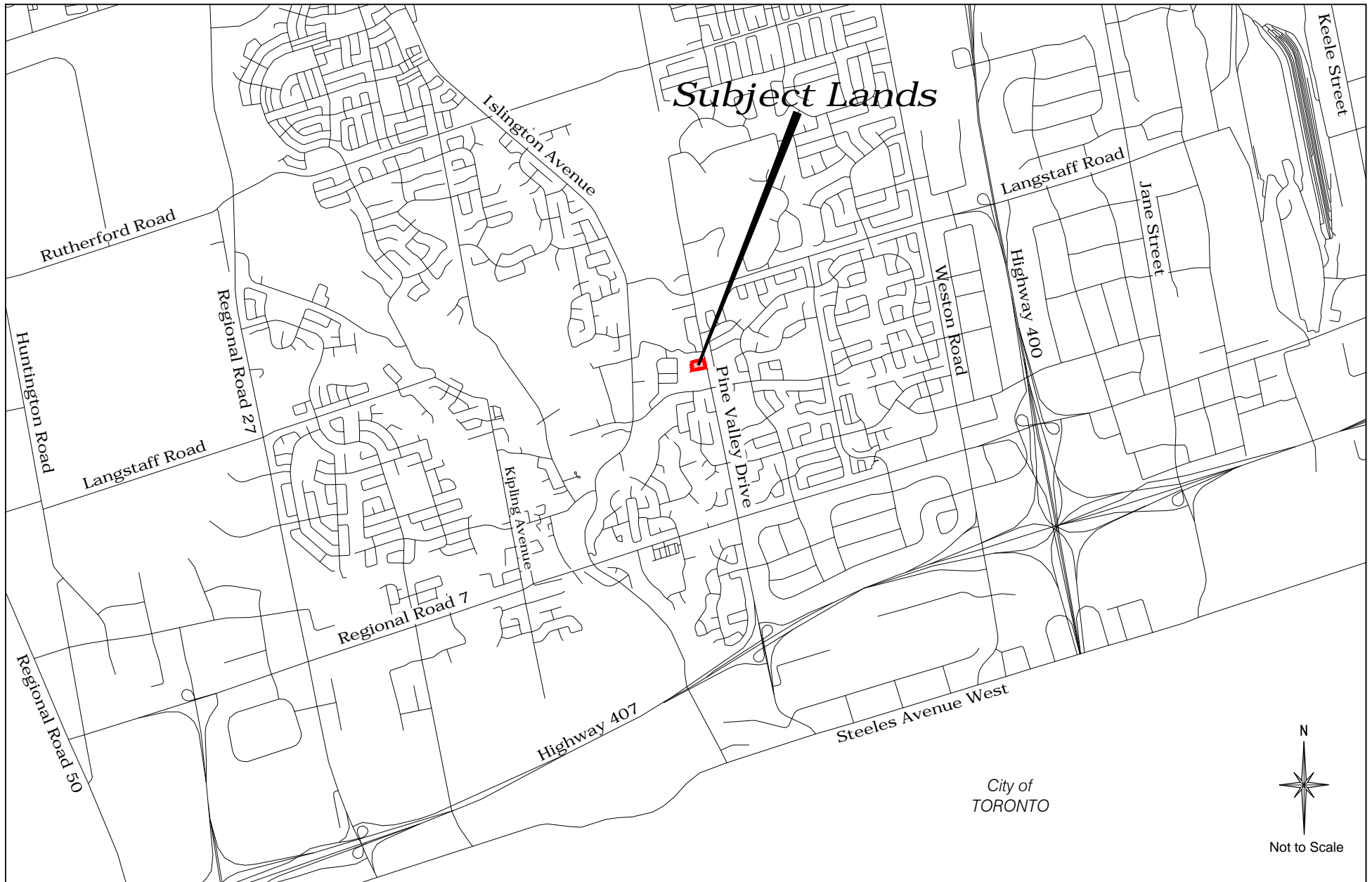
Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

MAURO PEVERINI
Interim Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lot 9, Concession 7

APPLICANT:
Pine Valley Enclave II Ltd.

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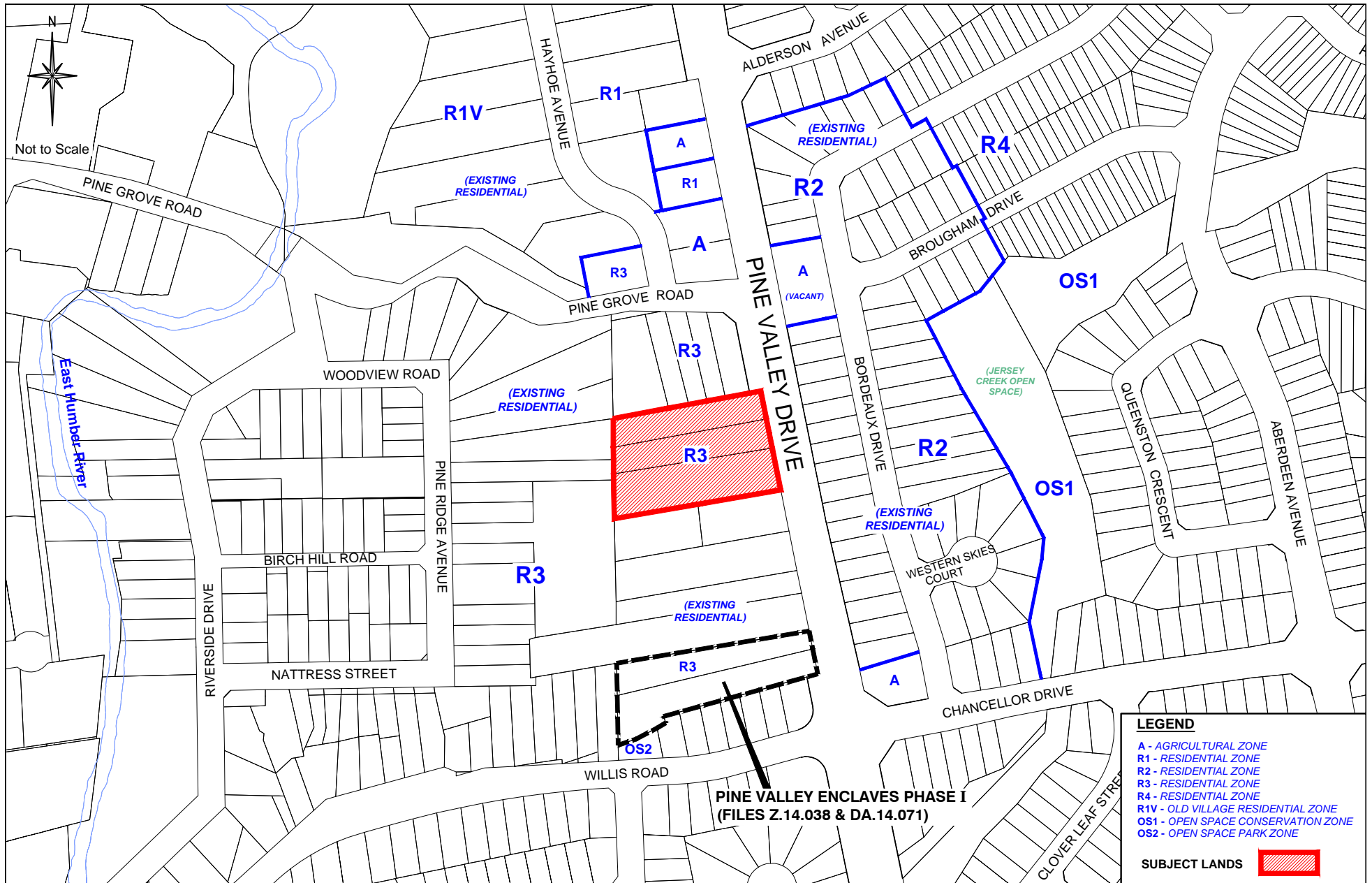


Attachment

FILES: Z.16.038,
DA.16.046, & 19CDM-16V006

DATE:
October 5, 2016

1



Location Map

LOCATION:
Part of Lot 9, Concession 7

APPLICANT:
Pine Valley Enclave II Ltd.

N:\GIS_Archive\Attachments\Z\z.16.038etal.dwg

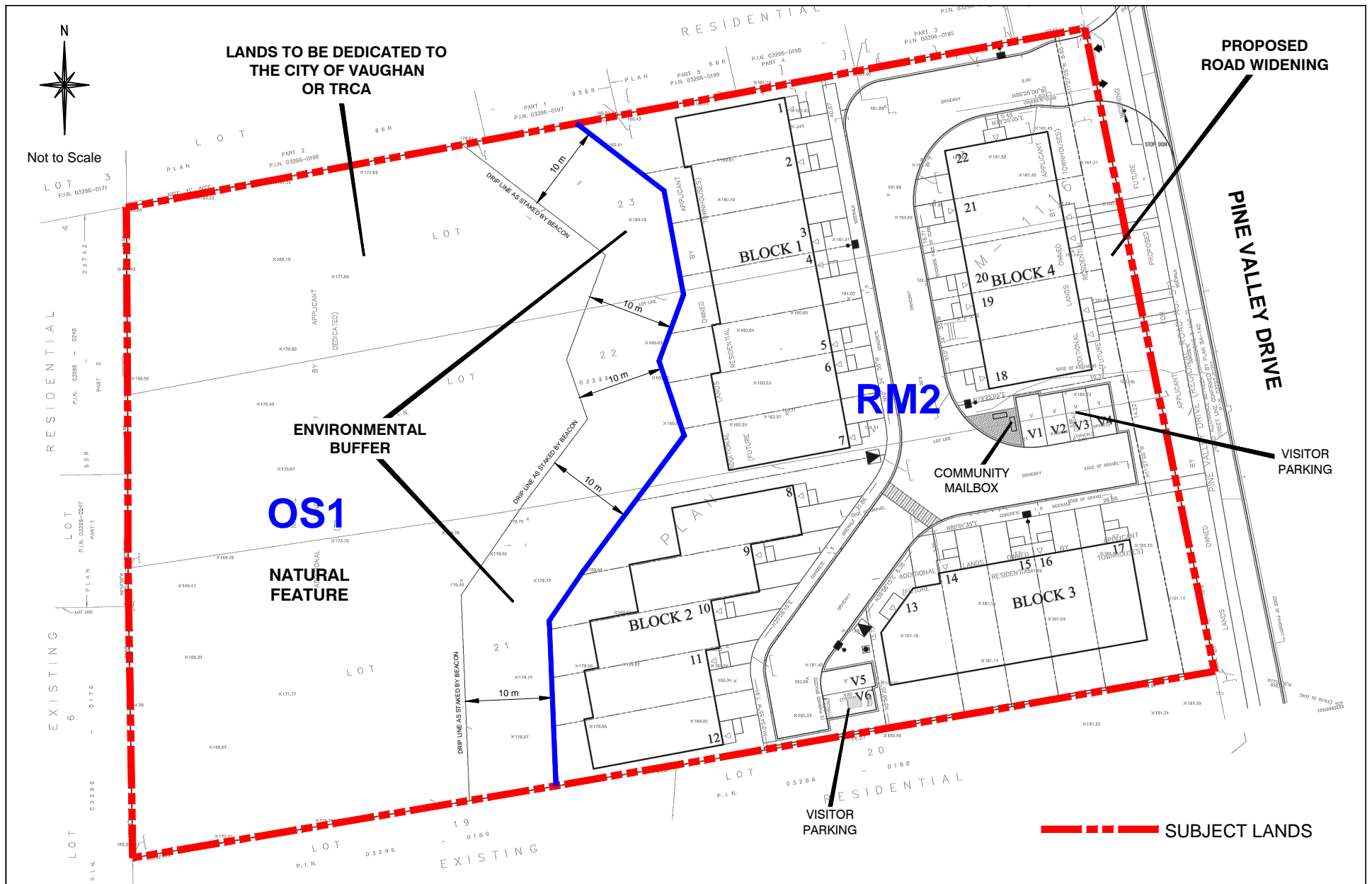


Attachment

FILES: Z.16.038,
DA.16.046, & 19CDM-16V006

DATE:
October 5, 2016

2



Proposed Zoning & Conceptual Site Plan

APPLICANT: Pine Valley Enclave II Ltd.
LOCATION: Part of Lot 9, Concession 7

N:\GIS_Archive\Attachments\Z\z.16.038etal.dwg



Attachment

FILES: Z.16.038,
DA.16.046, & 19CDM-16V006

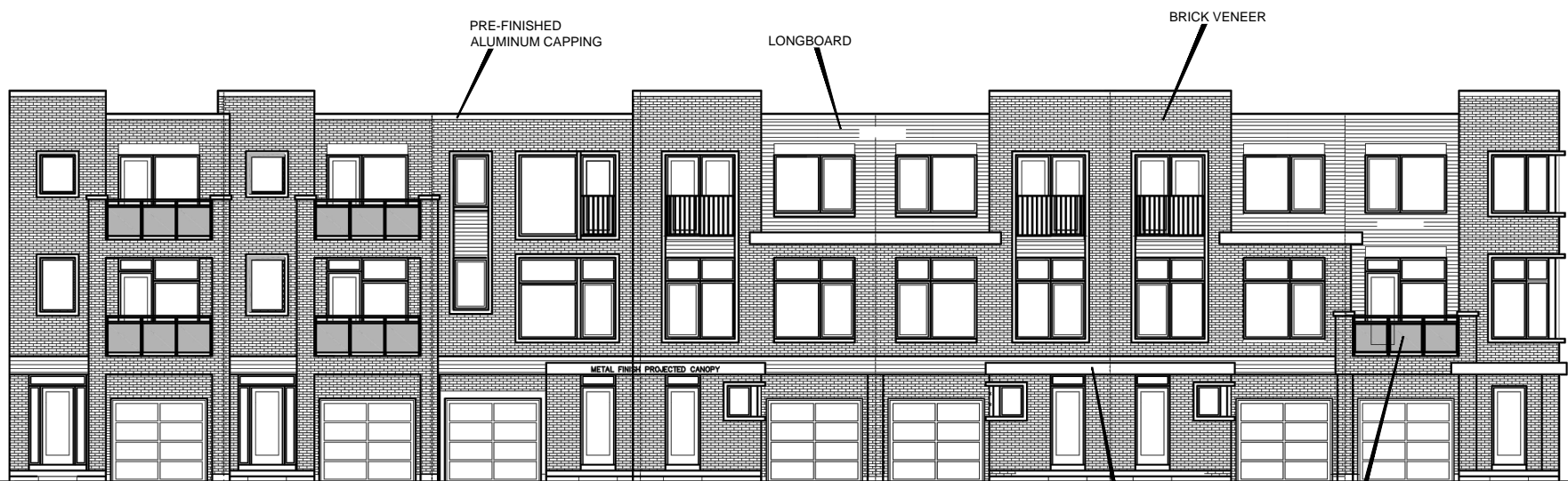
DATE:
October 5, 2016

3





FRONT ELEVATION (BLOCK 4) (FACING PINE VALLEY DRIVE)



FRONT ELEVATION (BLOCK 1) (FACING INTERNAL ROAD)

Not to Scale

Typical Elevations

LOCATION:
Part of Lot 9, Concession 7

APPLICANT:
Pine Valley Enclave II Ltd.

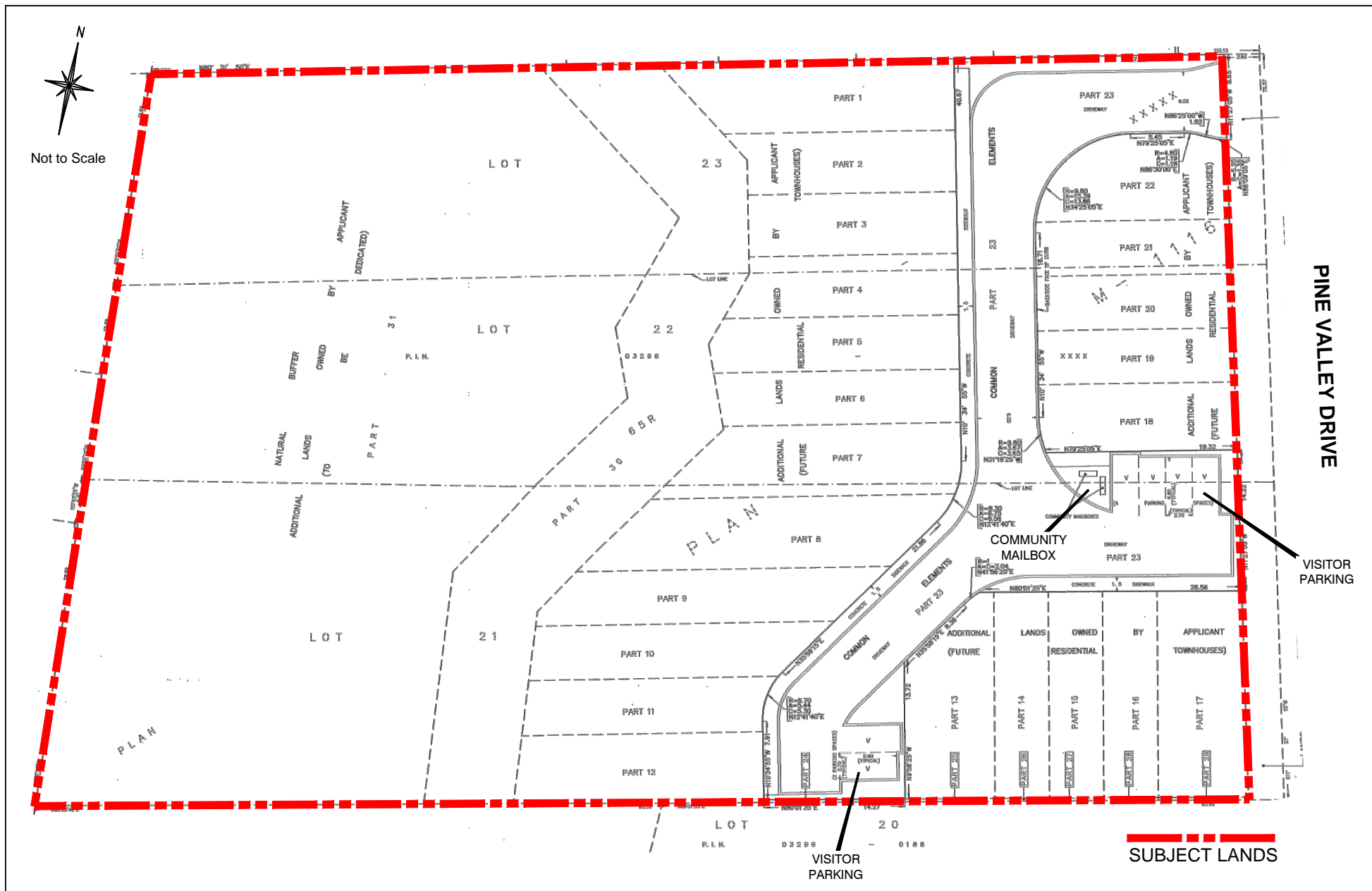


Attachment

FILES: Z.16.038,
DA.16.046, & 19CDM-16V006

DATE:
October 5, 2016

5



Draft Plan of Condominium File 19CDM-16V006

APPLICANT: Pine Valley Enclave II Ltd.
LOCATION: Part of Lot 9, Concession 7

N:\GIS_Archive\Attachments\Z\z.16.038etal.dwg



Attachment

FILES: Z.16.038,
DA.16.046, & 19CDM- 16V006

DATE:
October 5, 2016

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