

Magnifico, Rose

Subject: FW: OMB Case No. PL111184 - Novagal Development Inc. - Committee of the Whole
Public Meeting, Report No. 17 - Item No. 1

Attachments: April 14 2015 Letter to Mayor and Members of Council, City of Vaughan (01352174).PDF

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Communication
CW: Apr 14/15
Item: 1

From: Caterina Facciolo [mailto:CFacciolo@bratty.com]

Sent: Tuesday, April 14, 2015 10:03 AM

To: Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan

Cc: Abrams, Jeffrey; Iacobelli, Tony; MacKenzie, John; 'lognibene@remingtongroupinc.com'; 'Donald Fraser'; Linda Lau; rmason@klmplanning.com

Subject: OMB Case No. PL111184 - Novagal Development Inc. - Committee of the Whole Public Meeting, Report No. 17 - Item No. 1

Mr. Mayor and Members of Council:

Please find attached hereto correspondence regarding Item No. 1 on today's 1 p.m. Committee of the Whole Meeting Agenda.

For reasons noted in the attached, we are hereby requesting, on behalf of Novagal Development Inc., that the Committee defer the consideration of the matter to allow for discussions as between City Staff and the affected landowners to continue.

We understand that we are not alone in our request for a deferral, and that you will hear from other landowners in this regard.

Yours truly,

Caterina Facciolo

LL.B, LL.M.



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April 14, 2015

Delivered via E-mail

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Mayor Maurizio Bevilacqua and Members Council

Dear Mayor and Members of Council

**Re: Committee of the Whole Public Meeting, Report No. 17 - Item No. 1
Natural Heritage Network Inventory and Improvements (the "Study")
Study Completion and Recommendations
Amendments to City of Vaughan Official Plan 2010 ("VOP2010")**

**OMB Case No. PL111184
Novagal Development Inc. – Appellant No. 52**

We are the solicitors acting on behalf of Novagal Development Inc. ("Novagal") with respect to the above referenced matter.

We have previously written to Council regarding the Study. Enclosed herein is a copy of our prior correspondence.

As you may know, our client is an appellant to the VOP2010, and remains a party to those proceedings. Novagal's appeal applies to lands owned by Novagal and lands for which Novagal acts as a manager. Specifically, the Novagal appeal also relates to lands owned by the following landowners: Galnova Developments Inc.; Bragal Developments Inc.; Branova North Developments Inc.; and Branova South Developments Inc. (see attachment for location of the respective lands).

We noted in the attached letter of June 23, 2014 that our client had been actively involved in the Study and had been working with City Staff with respect to same. Unfortunately, since that time, our client's involvement in this process has been minimal as they have not been extended invitations to the respective meetings that appear to have taken place as between City Staff and other landowners.

Our client is now in receipt of the consultant's Study and the Staff Recommendations Report being the subject of this Committee's consideration. Our client has concerns with the process being followed in this regard, and with how the proposed amendments to the VOP2010 are being communicated to the landowners, and has questions regarding same.

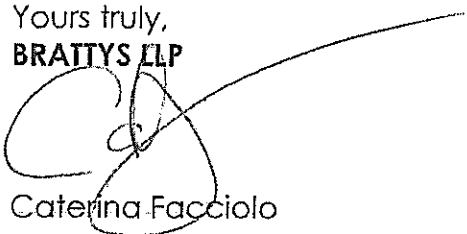
Because of the short time frame between the release of the Staff Recommendations Report enclosing the Study and the Committee of the Whole Meeting, our client has not had an opportunity to review the documents with its respective consultants, and accordingly does not have a sufficient appreciation of the impacts of the proposed amendments to the VOP2010 to comment on same. However, based on the preliminary review conducted, it does appear that substantial changes are being proposed to the VOP2010 that were not identified as part of the June 17, 2014 Public Hearing.

Accordingly, I am writing herein to confirm that Novagal continues to have concerns with respect to the Study and, more specifically the proposed modifications to VOP2010 being proposed in the Staff Recommendations Report to this Committee. Specifically, Novagal is concerned with the proposed timing for the approval of same, as it, notwithstanding its appellant status, has not been invited to participate in the process, except for receiving notice of this non-statutory public meeting. Our client is hopeful that the Committee will see fit to defer consideration of the Staff Recommendations Report so as to allow it, and other landowners, an opportunity to have its concerns resolved through further discussions with City Staff, prior to the approval of any amendments to the VOP2010.

We reiterate our formal request for Notice of any proposed amendments to the Official Plan which may result from the Study.

Should you have any questions or concerns with respect to the foregoing, please do not hesitate to contact the undersigned.

Yours truly,
BRATTYS LLP



Caterina Facciolo

encl:

cc: Jeffrey Abrams, City of Vaughan
Tony Iacobelli, City of Vaughan
John Mackenzie, City of Vaughan
Luch Ognibene, Novagal Development Inc.



BRATTY AND PARTNERS, LLP
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June 23, 2014

Delivered via E-mail

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Mayor Maurizio Bevilacqua and Members Council

Dear Mayor and Members of Council

**Re: Committee of the Whole Public Hearing Report Item 6
Vaughan Natural Heritage Network
Inventory and Improvements Phases 2 to 4
Final Consulting Team Report and Recommendations
Amendments to City of Vaughan Official Plan 2010 ("VOP2010")
OMB Case No. PL111184
Novagal Development Inc. – Appellant No. 52**

We are the solicitors acting on behalf of Novagal Development Inc. ("Novagal") with respect to the above referenced matter.

Our client is an appellant to VOP2010. Novagal's appeal applies to lands owned by Novagal and lands for which Novagal acts as a manager for. Specifically, the Novagal appeal also relates to lands owned by the following landowners:

- Galnova Developments Inc.;
- Bragal Developments Inc.;
- Branova North Developments Inc.; and
- Branova South Developments Inc.

Please see attached hereto a map indicating the landownership of each of the land holdings for which the Novagal appeal applies.

Our client has been actively involved in the Natural Heritage Network Study and has been working with City staff with respect to same, and has made previous submissions. While our client continues to have concerns with respect to the Natural Heritage Network Study and the proposed modifications to VOP2010 being proposed in the Final Consulting Team Report and

Recommendations, our client is hopeful that its concerns can be resolved through further discussions with City staff.

Irrespective of our appeals to VOP2010, we formally request Notice of any further proposed amendments to the Official Plan which may result from the City's Natural Heritage Network Study.

Should you have any questions or concerns with respect to the foregoing, please do not hesitate to contact the undersigned.

Yours truly,
BRATTYS LLP



Caterina Facciolo

encl:

cc: Jeffrey Abrams, City of Vaughan
Tony Iacobelli, City of Vaughan
John Mackenzie, City of Vaughan
Luch Ognibene, Novagal Development Inc.

REMAINING GROUP - NASHVILLE LANDS (VAUGHAN)

- ☐ GARDENA DEVELOPMENTS INC. (73.44 Acres)
- ☐ NOVACAL DEVELOPMENTS INC. (113.57 Acres)
- ☐ RIVACAL DEVELOPMENTS INC. (59.94 Acres)
- ☐ BALANOVIA NORTH DEVELOPMENTS INC. (17.19 Acres)
- ☐ BALANOVIA SOUTH DEVELOPMENTS INC. (11.88 Acres)

