
From: Beauchamp, Alexandra
Sent: April-14-16 10:49 AM
To: Bellisario, Adelina
Subject: FW: Saberwood Homes - 19T-03v20
Attachments: letter to City of Vaughan et al Feb 12 2016 (2).pdf

Item - 4

From: DiGirolamo, Diana
Sent: Wednesday, April 13, 2016 11:08 AM
To: Clerks@vaughan.ca
Subject: FW: Saberwood Homes - 19T-03v20

Communication for 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016

From: Peter Bartos [<mailto:pbartos8@gmail.com>]
Sent: March-09-16 9:54 AM
To: DiGirolamo, Diana
Subject: Saberwood Homes - 19T-03v20

Dear Ms. Digirolamo,

In February, my Solicitor sent you a letter pertaining to a subdivision we built in Block 39. I've attached the letter for your information. I just want to confirm you received it and ask if you have any further information on the timing of the development proposed immediately to the west of our Subdivision.

Thank you,

Peter Bartos
Saberwood Homes

DONALD B. GRAY
PROFESSIONAL CORPORATION
BARRISTER AND SOLICITOR

DONALD B. GRAY, B.A. (HONS.), LL.B.
E-MAIL: don@dongray.ca

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7050 Weston Road, Suite 400
Woodbridge, Ontario
L4L 8G7

February 12, 2016

DELIVERED BY REGISTERED AND REGULAR MAIL

City of Vaughan
Planning and Development Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1
Attention: Diana DiGirolamo, Planner

Countrywide Homes
1500 Highway 7
Concord, ON L4K 5Y4

Block 39 (North-West) Developers Group Inc.
c/o Helen Mihailidi
7501 Keele Street, Suite 200
Vaughan, ON L4K 1Y2

Malone, Given Parsons Ltd.
140 Renfrew Drive, Suite 201
Markham, ON L3R 6B3

Dear Sir/Madam:

RE: draft plan of subdivision for 113 street townhouse dwelling units (freehold) within
22 blocks on an extension of the public road network and 2 open space buffer
blocks, City of Vaughan File No. OP.16.003, 19T-15V011 and Z.15.032,
being part of Lot 20, Concession 6, City of Vaughan
AND RE: Block 42, Plan 65M-4149, City of Vaughan, being all of PIN 70007-0018 (LT)

Please be advised that the writer acts as solicitor for 2032331 Ontario Inc., a division of
Saberwood Homes.

We are writing to you at this time, as our client developed the lands immediately to the east of this proposed draft plan of subdivision.

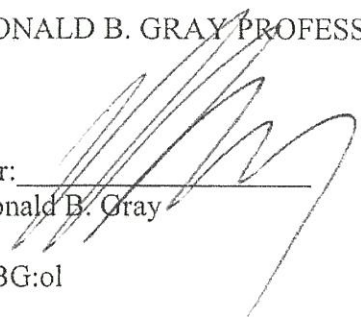
In addition to compensation for roads and other infrastructure completed by our client at the time of the completion of its development, we further note that our client entered into a Subdivision Agreement with The Corporation of the City of Vaughan, and pursuant to which it transferred Block 42, Plan 65M-4149, being all of PIN 70007-0018 (LT), and which lands now form part of this proposed subdivision to The Corporation of the City of Vaughan. In addition, and pursuant to Sub-Section 21.3.9 of the said Subdivision Agreement, a copy of which Sub-Section is enclosed, the City is required to re-convey this Block back to our client, at no cost, upon receipt of notice from the Trustee for the Block 39 (Northwest) Developers Group that both our client and Country Wide Homes Woodend Place Inc., being the owner of the lands to the west of these lands, and being the lands contained in this new draft plan of subdivision, have executed on to the appropriate developers group agreement, being the Block 39 (North-West) Developers Group Agreement, and are in good standing with respect to the terms and conditions of same.

Accordingly, we are writing to you at this time, as our client has become aware of this proposed draft plan of subdivision, and is writing to the addressees hereof to ensure that our client does receive the appropriate cost-sharing compensation, as well as a re-conveyance of Block 42 from The Corporation of the City of Vaughan, once The Corporation of the City of Vaughan receives the requisite confirmation from the said Land Owners Group, and generally in accordance with the terms of the Subdivision Agreement.

We trust that the foregoing is satisfactory and look forward to your confirmation of the foregoing and the compliance generally by The Corporation of the City of Vaughan with the provisions contained in the said Subdivision Agreement.

Yours truly,

DONALD B. GRAY PROFESSIONAL CORPORATION

Per: 
Donald B. Gray

DBG:ol

CC: client

- 21.3.3 No building permit shall be issued until the Owner has provided proof that a restriction has been registered that prevents the transfer of the lot or block without the consent of the City where such transfer is to be restricted by any other provision of this agreement.
- 21.3.4 Prior to the issuance of a building permit for the dwelling units on Lots 1 to 7 both inclusive, 17 to 22 both inclusive, and Blocks 39 to 41 both inclusive on Schedule "A", a noise consultant shall certify that the building plans are in accordance with the noise control features recommended by the approved Noise Report. Where wall, window and/or oversized forced air mechanical systems are required by the Noise Report, these features may be certified by a Professional Engineer. The Engineer's certificate must make reference to the Noise Report.
- 21.3.5 The dwelling units on Lots 1 to 5 both inclusive and Block 41 on Schedule "A" shall be designed and constructed with a forced air heating system which includes central air conditioning. The air cooled condenser unit shall have a maximum ARI rating of 7.6 bels, or shall emit noise not exceeding 61dBA at a distance of 4.57 metres or at the nearest point on the closest property line, whichever distance is greater. No building permit shall be issued for a unit on any of the said lots unless the building plans include central air conditioning.
- 21.3.6 The dwelling units on Lots 6, 7, 17 to 22 both inclusive and Blocks 39 and 40 on Schedule "A" shall be designed and constructed with a forced air heating system sized to accommodate the future installation of air conditioning. No building permits shall be issued for a unit on any of the said lots unless the building plans include heating systems sized to accommodate the future installation of air conditioning.
- 21.3.7 Prior to issuance of a building permit for any Lot or Block on Schedule "A", the control architect referred to in Subsection 21.2.9 shall have stamped and signed the drawings certifying compliance with the approved architectural guidelines.
- 21.3.8 Prior to the issuance of a building permit for any lot, the Owner's consulting engineer shall certify, to the satisfaction of the Engineering Department and the Building Standards Department that lot grading complies with City of Vaughan lot grading criteria and the driveway as shown on the plan submitted for the construction of the building on that particular lot, conforms in terms of location and geometry (i.e. width etc.) with the approved, or the amended and subsequently approved, Construction Drawings.
- 21.3.9 Part blocks shall be developed only in conjunction with the abutting lands:
- a) Blocks 33 to 41 both inclusive on Schedule "A" shall be developed only in conjunction with the abutting lands in Draft Plan 19T-97V23 immediately located to the east. The City shall not issue a building permit for the said Blocks on Schedule "A" until the lands are combined to the satisfaction of the City.

- b) Block 42 on Schedule "A" shall be developed only in conjunction with the abutting lands to the immediate west to the satisfaction of the City.

The Owner shall convey Block 42 on Schedule "A" to the City, free of encumbrances, without payment, and at no cost to the City as per Schedule K, to be held in trust until the Trustee for the Block 39 (North West) Developers' Group advises the City in writing that the Owner and the owner of the lands to the west have executed the Block 39 (North West) Developers' Group Agreement and are in good standing with respect to the terms and conditions of said Agreement with respect to the development of Block 42 on Schedule "A" in conjunction with the abutting lands. The City will convey Block 42 on Schedule "A" back to the Owner, at no cost to the City, upon receipt of the aforementioned notice from the Trustee and when the City is satisfied that Block 42 will be developed in accordance with the City's Official Plan and zoning by-law.

The City will not issue a building permit for Block 42 on Schedule "A" until the City is satisfied that the Block has been combined and developed in conjunction with the abutting lands.