
Subject: FW: FW: Planning Process.pptx

Item - 4

From: DiGirolamo, Diana
Sent: Wednesday, April 13, 2016 9:48 AM
To: Clerks@vaughan.ca
Subject: FW: FW: Planning Process.pptx

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: Joe Collura [<mailto:joe.collura@gmail.com>]
Sent: March-18-16 7:22 AM
To: Kiru, Bill
Cc: Cugliari, Anne-Elise; DeFrancesca, Rosanna; Tamburini, Nancy; DiGirolamo, Diana
Subject: Re: FW: Planning Process.pptx

Morning Diana, Bill,

Apologies for the delay in responding. I have to squeeze in a bit a of work from time to time.

Thanks for your follow up (as always!). In response:

1. I note the timing. I am working on consolidating our findings & will forward at minimum, a couple weeks prior to the May 3rd meeting.
2. I appreciate your comments related to the OMB. That said, we're not taking any chances & will prepare for the eventuality should it arise. Will we be notified if the applicant does exercise that option? And can you elaborate on what the 4 applications include?
3. Understood.

On a related note & as part of our investigation, in completing a title search on one of the subject properties, we note the City of Vaughan listed in the transaction history. This seems unusual however, I'm hoping to get some clarity. Can you address this or direct me accordingly?

Thank you.

* CONTAINED IN ATTACHMENT WITH THE LAST PAGE AND A REFERENCE TO ASSASSINATIONS IN SAME CASE *

PROPERTY DESCRIPTION: 10 & 15 BLK. CITY OF WATSON

RECEIVED
DEPT. OF THE ARMY
WASHINGTON, D.C.

FOR CANTON, DATE:
2015-10-13

COMPACT RITE WINDS WINDING PLATE INC.

[illegible]

On 11 March 2016 at 16:05, Kiru, Bill <Bill.Kiru@vaughan.ca> wrote:

Hi Joe,

Diana and I have prepared this response to address your questions. The response is framed as per your questions.

Q1- The Current Report

The Meeting that is scheduled for May 3, 2016 is a Committee of the Whole (Public Hearing). The purpose of both the meeting and the report is to give Council and residents an overview of the development application that has been made. The report provides an overview of the proposed amendments, as well as a summary of the Official Plan policies and current Zoning of the site.

The report to be presented does address the correspondence that has been received to date. Diana and I have included a section in the report that summarizes the concerns raised at the Community Meeting that took place on February 17, 2016. The summary is not exhaustive, but represents the core themes that were expressed by the residents.

In terms of the “cut off time” for comments to be included as a Communication(s) to the Public Hearing Report, it is our understanding it can be submitted the week before the meeting date. I would however suggest you provide the material a week sooner. I would suggest you contact the City Clerks Department to provide your submission material.

Q2- OMB

Any applicant is able to exercise their right under the Planning Act and make an appeal to the OMB should a decision not be rendered within the prescribed timelines; the decision to appeal to the OMB would be solely that of the applicant. As we noted at the community meeting, most development applications are dealt with by Council without having to go to the OMB within the prescribed timelines. In terms of the appeal period, the time does not begin until

an application has been deemed “complete”. At this time only 2 of the 4 applications the applicant has submitted have been deemed “complete”.

Q3- Communication

While the subject application is not considered “high density”, Planning Staff have recommended to have notice provided to all properties within 150 metres of the subject lands; the Notice of the Public Hearing will also be provided to the Millwood Woodend Ratepayers Association, to anyone who signed the petition provided to the City on February 9, 2016, and anyone who signed the attendance sheet at the Community Meeting held on February 17, 2016. Beyond this, Notice of Public Meetings are advertised on the City’s website.

The Notice Sign installed on the property tells people that an application has been made to the City; anyone interested in understanding what kind of development is proposed can call the City and speak to a Planner for more information. This practice regularly nets calls from interested parties. If any interested parties fall outside the criteria listed above for notice, they can provide to the City (in writing) a request to be notified and they will be notified of all future correspondence. The City will accommodate anyone who wishes to be notified on a particular application.

I have also provide the following link to the “Citizen’s Guides to Land Use Planning” for your reference-
<http://www.mah.gov.on.ca/Page338.aspx>

Hope this helps.

Bill Kiru, MCIP, RPP

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

vaughan.ca



From: Joe Collura [<mailto:joe.collura@gmail.com>]
Sent: March-07-16 8:20 PM
To: Kiru, Bill
Cc: Cugliari, Anne-Elise; DeFrancesca, Rosanna; Tamburini, Nancy
Subject: Re: FW: Planning Process.pptx

Hi Bill,

I had a chance to review the details & have a couple follow up questions:

1. You mentioned that a recommendation is not included in the report prepared for the CoW (tentatively scheduled for May 3rd). If this is the case, what is the purpose of this initial report & what information would typically be included? You mentioned you would include the concerns that were shared from the Feb 17 residents meeting. I did provide a rather lengthy lists of concerns we believe are contrary to or did not adhere to the VOP. Just wondering if that would be included? There is more I am compiling & will share however, I am waiting for various government offices to complete there findings. Once I have this, what date would be the latest I should be mindful of so it is also included in this initial report?
2. You mentioned a technical report would not come until sometime in the fall. Does this adhere to the OMB's guidelines that an application of this type is entitled to a response within 180 days (120 for a rezoning application)? Would the applicant have grounds to appeal if the city does not return a reply within the prescribed time?
3. The presentation indicated a communication radius of 150 metres (acknowledging the Planning Act only calls for 120 metres). My question relates to the "ability to extend beyond the 150 metres when appropriate (i.e. high density developments)." It occurs to me this application would meet that criteria & I am curious to understand how this statement would apply with the subject application?

Thanks in advance Bill.

On 7 March 2016 at 15:45, joe.collura <joe.collura@gmail.com> wrote:

Really appreciate the follow up. I will review & circle back with any additional inquiries that may arise.

Enjoy the week everyone!

Sent from Samsung Mobile

----- Original message -----

From: "Tamburini, Nancy"

Date: 03-07-2016 1:53 PM (GMT-05:00)

To: "Kiru, Bill"

Cc: joe.collura@gmail.com, "Cugliari, Anne-Elise", "DeFrancesca, Rosanna"

Subject: FW: Planning Process.pptx

Hi Bill,

No worries, I have forwarded the attachment to Joe via this email.

Thank you!

Nancy

Nancy Tamburini

Executive Assistant

[905-832-8585](tel:905-832-8585) x8339 | nancy.tamburini@vaughan.ca

City of Vaughan | Office of Ward 3 Councillor Rosanna DeFrancesca

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To subscribe to Councillor DeFrancesca's

E-Newsletter click [here](#).

From: Kiru, Bill
Sent: Monday, March 07, 2016 1:40 PM
To: Tamburini, Nancy
Subject: Planning Process.pptx

Hi Nancy

As part of the email response that I sent earlier regarding the brief for Woodend Place, the attached should also be printed/or added to that piece.

Sorry about my oversight.

Bill

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 error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.