

Mr. Tony Di Benedetto
141 Sharpcroft Blvd
Toronto, ON, M3J 1P6
(416) 638-5864

<u>C 2</u> COMMUNICATION CW (PH) - <u>Oct 16/12</u> ITEM - <u>3</u>

Mr. Jeffery Abrams, City Clerk
Mr. John MacKenzie, Commissioner of Planning
City of Vaughan
2141 Major MacKenzie Drive
Vaughan, ON, L6T 1A1

October 9, 2012

RE: Committee of the Whole (Public Hearing) Oct 16, 2012

Proposed Modifications to the Adopted Vaughan Metropolitan Centre
Secondary Plan, City of Vaughan Official Plan – Volume 2 (File 25.5.12.1)

Plan 8070 Lot 14 (0 Peelar Rd S/S) City of Vaughan
1.18 acres (256.75 feet frontage on Peelar Rd, 200 feet frontage on Old Jane St).
Property Roll Number 1928-000-231-11500-0000.

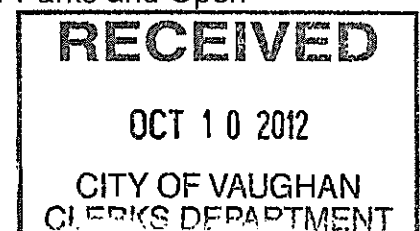
Dear Mr. Abrams, Mr. MacKenzie, and Members of Council,

Please be advised that I am the owner of the above noted property located on the south side of Peelar Rd and east of Old Jane St. road allowance.

In addition to my previous letters of January 15, 2010 and January 12, 2012, I, hereby, once again advise the City that my property is currently designated Corporate Centre District by OPA 500 and zoned EM1 in accordance with the City's current zoning bylaw.

Also, the Vaughan Metropolitan Centre Secondary Plan was approved by Council on September 2010 and designated my property for low rise residential or office development. Recently, on September 13, 2012 at the Vaughan Metropolitan Centre Sub-committee meeting, the adopted Secondary Plan was changed and my land was identified as Major Parks and Open Spaces.

This is not acceptable, as I have been paying taxes since 1968 for my property designated as industrial lands. Therefore, I am opposed to the Proposed VMC Secondary Plan and the re-designation of my property to Major Parks and Open Spaces.



Please note I have every intention of maintaining development rights for this property which has been owned by my family since 1968. A development concept plan is attached for your information.

Since 1988, we have paid local area improvement charges in the amount of \$75,000 to provide service connections to the property for sanitary trunk sewers, manhole installation as well as curbs and gutters. The land is serviced with water, gas and hydro. I have copies of the bills for the local improvement expenses from 1988 and I have also a copy of a letter from the Town of Vaughan from 1985 that confirms that I can build on my property. Also, I have a letter from the TRCA from 1983 that they have no objection to the location of the proposed building on my property. I am attaching copies of these letters and bills for your review.

As a result, I strongly oppose any open space use or stormwater management use on my property. Future stormwater use or open space use in the Vaughan Metropolitan Centre must not encumber my lands so I can maintain my development rights.

I await your reply. Once again, I am formally requesting a meeting with the appropriate people from your office to discuss my concerns in greater detail as soon as possible.

Sincerely,

Mr. Tony Di Benedetto
141 Sharpcroft Boulevard
Downview, Ontario
M3J 1P6

Attached:

Map of Adopted and Proposed VMC Secondary Plan

Letter to John Zipay, Jan 15, 2010

Letter to Abe Khademi, Municipal Infrastructure Group Jan 12, 2012

Letter to John MacKenzie, Commissioner of Planning Oct 1 2012

Development Concept Plan

Property Survey

Letter from Town of Vaughan, Michael DeAngelis, Deputy Director of Planning 1985

Letter and map from TRCA, Barry Knox, Development Control Section 1983

3 Letters for Local Improvement Expenses from Town of Vaughan,
R.A. Panizza, Town Clerk, 1988

4.17

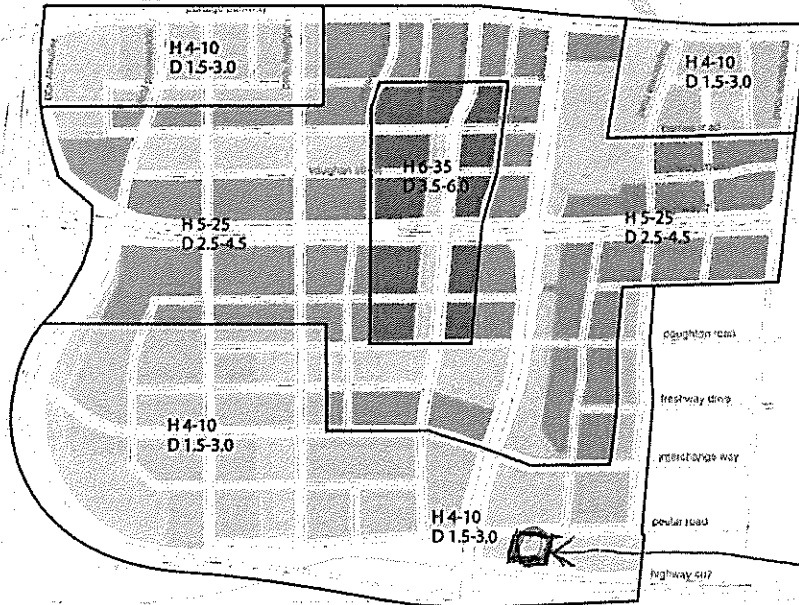
Proposed VMC Secondary Plan

DRAFT REVISIONS AUGUST 31 2012
SCHEDULE J > HEIGHT AND DENSITY PARAMETERS

LEGEND

- H 0 storey minimum - 35 storey maximum
D 3.5 minimum fsi - 6.0 maximum fsi
- H 5 storey minimum - 25 storey maximum
D 2.5 minimum fsi - 4.5 maximum fsi
- H 4 storey minimum - 10 storey maximum
(up to 15 storeys may be permitted subject to Policy 8.6.14)
D 1.5 minimum fsi - 3.0 maximum fsi
- major parks and open spaces
see Policy 9.2.3

SUBJECT PROPERTY
O. PEELAR RD.



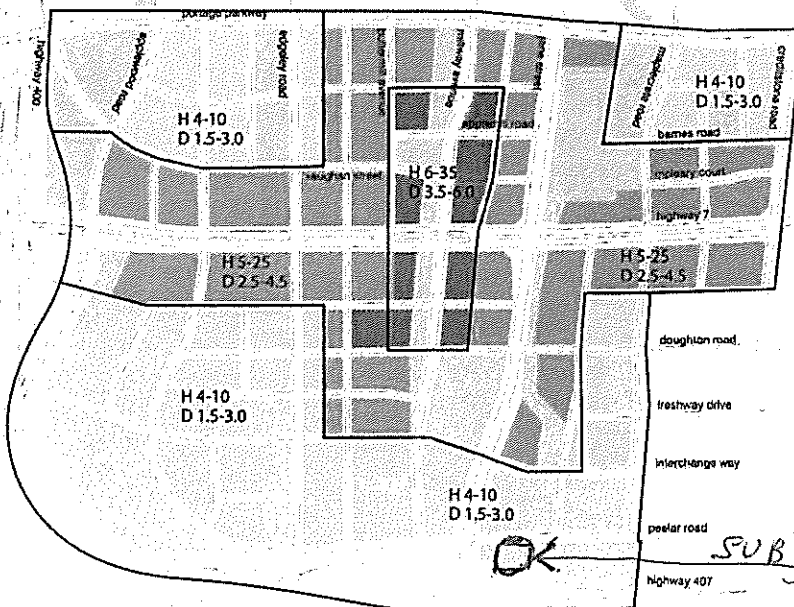
Adopted VMC Secondary Plan

SCHEDULE J > HEIGHT AND DENSITY PARAMETERS

LEGEND

- H 6 storey minimum - 35 storey maximum
D 3.5 minimum fsi - 6.0 maximum fsi
- H 5 storey minimum - 25 storey maximum
D 2.5 minimum fsi - 4.5 maximum fsi
- H 4 storey minimum - 10 storey maximum
(up to 15 storeys may be permitted subject to Policy 8.6.14)
D 1.5 minimum fsi - 3.0 maximum fsi
- major parks and open spaces
see Policy 9.2.3

SUBJECT PROPERTY
O. PEELAR RD.



Not to Scale



FILE: 25.5.12.1
September 13, 2012

Height and Density Parameters Attachment No. 4

K:\Projects\Vaughan Metropolitan Centre\VMC Study 25.5.12.1_August_2012.dwg

A-1

January 15, 2010

City of Vaughan
Commissioner of Planning
2141 Major Mackenzie Drive
Vaughan, Ontario
L6T 1A1

Attn: Mr. John Zipay
Commissioner of Planning

Re: Vaughan Metropolitan Focused Area Study
Property Roll: 19-28-000-231-115
Antonio and Egidia Di Benedetto

Please be advised that we are the owners of the above noted property located on the south side of Peelar Road, east of the old Jane Street Road allowance. We are aware of the Focused Area Study being undertaken by the city of Vaughan of this area and have serious concerns.

Recent plans,/displays provided to the public contemplate open space use for the entirety of our landholdings. We are advising the City that our property is Designated Corporate Centre District by OPA 500 and zoned EM1 in accordance with By-law. We have every intention of maintaining development rights for our property which we have owned since 1968. We have paid local area improvement charges in the amount \$75000 to ensure servicing connections to the property. We strongly oppose any open space use on the land.

We have been informed that the Black Creek Optimization Study is currently underway with conclusions and recommendations forthcoming shortly.

We formally request a meeting with appropriate staff to discuss our concerns in greater detail at the earliest opportunity of the City.

We await your reply.

Regards,

A-2

January 12th, 2012

Mr. Abe Khademi, P. Eng., PMP
The Municipal Infrastructure Group Ltd.
8800 Dufferin Street
Vaughan, Ontario
L4K 0C5

Fax: 905-738-0065

**RE: Public Consultation Centre No. 2 of Thursday, December 8, 2011
Municipal Servicing Strategy Master Plan Class Environmental Assessment Study
Vaughan Metropolitan Centre
Comments for Property Roll: 19-28-000-231-115**

Dear Sir:

Please be advised that I am the owner of the above noted property located on the south side of Peelar Road and east of the old Jane Street road allowance.

I am hereby once again advising the City that my property is designated Corporate Centre District by OPA 500 and zoned EM1 in accordance with the City's current zoning by-law.

Also, the proposed Vaughan Metropolitan Centre Secondary Plan designated my property for high density residential development. A development concept plan is attached for your information.

Please note I have every intention of maintaining development rights for this property which has been owned by my family since 1968. We have paid local area improvement charges in the amount of \$75,000 to provide servicing connections to the property.

As a result, we strongly oppose any open space use or stormwater management use on the land. Your December 8, 2011 Public Meeting display board number 10 shows that the swm requirements for my land shall be determined as part of the Black Creek channel design EA. Future swm for my land must not encumber my lands so we can maintain our development rights.

I await your acknowledgement and reply.

Sincerely,



Mr. Tony Di Benedetto
141 Sharpecroft Boulevard
Downsview, Ontario
M3J 1P6

416-638-5864

Attached Development Concept Plan Drawing A1

cc: Mr. Tony Artuso – City of Vaughan, Fax: 905-832-6145
Mr. Saad Yousaf – City of Vaughan, Fax: 905-832-6145

A-3

October 1st, 2012

Mr. John MacKenzie
Commissioner of Planning
City of Vaughan
2141 Major Mackenzie Drive
Maple, Ontario
L6T 1A1

**RE: Proposed Modifications
 To Adopted Vaughan Metropolitan Centre Secondary Plan
 Property Roll Number 19-28-000-231-115**

Dear Sir:

Please be advised that I am the owner of the above noted property located on the south side of Peeler Road and east of the old Jane Street road allowance.

In addition to my previous letters of January 15, 2010 and January 12, 2012 (see attached) I hereby once again advise the City that my property is currently designated Corporate Centre District by OPA 500 and zoned EM1 in accordance with the City's current zoning by-law.

Also, the September 2010 Vaughan Metropolitan Centre Secondary Plan was approved by Council and designated my property for high density residential development. Recently, on September 13, 2012 at the Vaughan Metropolitan Centre Sub-Committee Meeting the Secondary Plan was changed and my land was identified as environmental open space. This is unacceptable as I have been paying taxes since 1968 for my property designated as industrial lands.

Please note I have every intention of maintaining development rights for this property which has been owned by my family since 1968. A development concept plan is attached for your information.

We have paid local area improvement charges in the amount of \$75,000 to provide servicing connections to the property.

As a result, I strongly oppose any open space use or stormwater management use on my property. Future stormwater use or open space use in the Vaughan Metropolitan Centre must not encumber my lands so I can maintain my development rights.

A-4

I await your acknowledgement and reply. Once again, I am formally requesting a meeting with the appropriate people from your office to discuss my concerns in greater detail as soon as possible.

Sincerely,

Mr. Tony Di Benedetto
141 Sharpecroft Boulevard
Downsview, Ontario
M3J 1P6

416-638-5864

Attached: January 15, 2010 Letter
January 12, 2012 Letter
Development Concept Plan

cc: Diana Birchall – Director of Policy Planning
Regional Councillor Schulte
Regional Councillor Di Biase
Ward 4 Councillor Yeung Racco

A-5

RECORDS ON FILE

W. S. GIBSON 1898-1955
G. S. ABREY 1906-1941
M. M. GIBSON 1912-1947
S. LANSON 1922-1948

W. S. GIBSON & SONS

ONTARIO LAND SURVEYORS

ESTABLISHED 1820

4679 YONGE STREET

TELEPHONE. 225-1121

REFERENCE NO.

8070-Y

WILLOWDALE, ONT. January 16th 1968

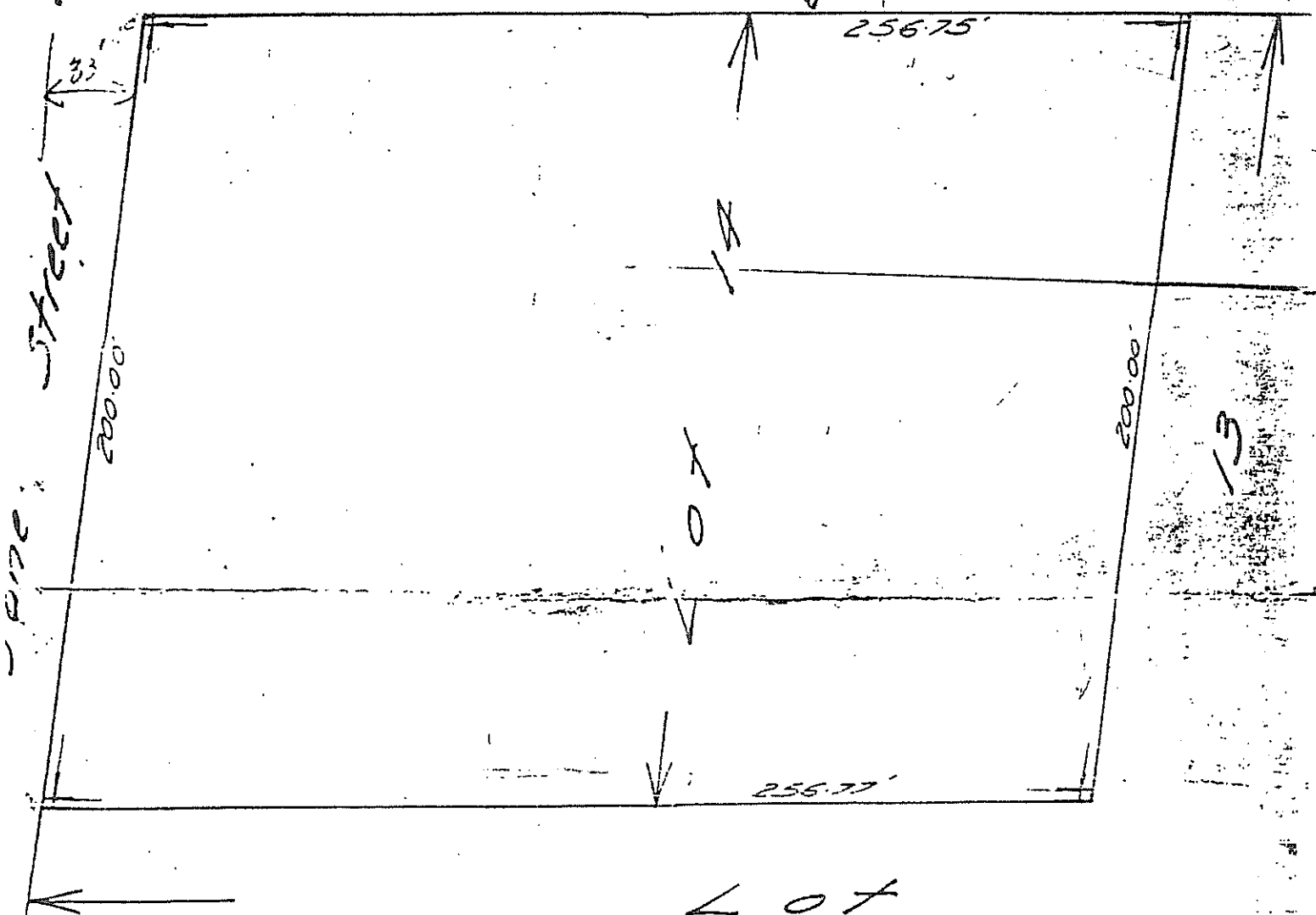
Plan of Lot 14, Plan 8070, Township
of Vaughan, County of York

Scale: 1" = 40'

Peel Road

(Formerly Edgley Rd.)

Road



For:
Mr. H. Shore,
90 Myrtle Homes,
4949 Colborne St.,
Willowdale, Ont.

A-7

W. S. GIBSON & SONS

ONTARIO LAND SURVEYORS

PLANNING



CIVIC CENTRE
2141 MAJOR MACKENZIE DRIVE, MAPLE, ONTARIO L0J 1E0 TELEPHONE (416) 832-2281



May 30, 1985

Mr. A. Di Benedetto
141 Sharpcroft Blvd.,
Downsview, Ontario
M3J 1P6

Dear Sir:

Re: Proposed Building South East Corner of Jane St. & Peelar Road
Lot 14, Plan 8070
Town of Vaughan

Further to your letter of May 15, 1985, please be advised of the following.

The subject lands are zoned "Restricted Industrial" "A" (M1-A) Zone by By-law 2523.
The by-law requires the following provisions:

1. Lot coverage - 50%
2. Minimum front yard setback - 15 metres
3. Minimum interior side yard setback - 1.5 metres
4. Minimum exterior side yard - 15 metres
5. Minimum rear yard setbacks - 4.5 metres

(For the purposes of the by-law, Jane Street is considered the front yard and Peelar Rd. the exterior side yard).

Prior to the issuance of a building permit, a site plan agreement is necessary. Two copies of the application for site plan approval have been included and you will note that the information required for the processing of the site plan is listed on the third page of the application form. Although it is not necessary for the site plan to be stamped by an architect, it will be necessary for an engineer to prepare a storm water management study for the site as part of the site plan approval process.

.....2

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Normally it takes approximately two to three months to process a site plan agreement. Once the site plan has been approved by the various Town Departments, the site plan agreement is then executed between the Town and the owner and registered on title and the owner must deposit a letter of credit (usually in the amount of \$15,000.00) with the Town to ensure the works are completed. The agreement specifies that the owner has one (1) year to complete the works as outlined in the agreement, however, extensions may be given provided the owner submits a request in writing to the Town.

Once the agreement is registered, and the building plans approved, a building permit may be issued. The permit expires six (6) months after the date of issue, however, extensions to the building permit may be given provided the owner submits a request in writing.

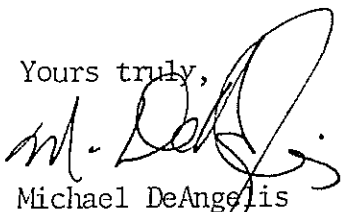
A heating system is required in the building at the time of occupancy.

It is anticipated that services will be available to the subject lands by the Spring of 1986. The contract for other services has been tendered and the project is being completed under a local improvement program. If you require any additional information with respect to costs and specific timing, please contact Tom Perry, the Assistant Town Engineer at 832-8525.

Finally, Planning Staff would not support a "pre-fab" metal building on the subject lands. Given the site's high visibility to both Jane Street and Peelar Road and in accordance with Town standards with respect to industrial building, a "pre-fab" building would not be appropriate on this location. Staff also note that in your letter you referred to a gravel driveway on site, all driveways and parking areas must be paved with asphalt as per Town's standards.

I trust this information is of assistance to you, however, should additional information be required, please contact the following people, for building permit information - George Lefler at 832-8510, site plan information - Judy Bates at 832-8565 and any Engineering information - Tom Perry at 832-8525.

Yours truly,



Michael DeAngelis
Deputy Director of Planning

JB/kt

Encls.

A-9

 TOWN OF
vaughan



OK FOR THE SITE TO PUT A BUILDING
A PERMIT TO PUT FILL ON THE
PROPERTY IS NOT REQUIRED AT
THIS TIME

the metropolitan toronto and region conservation authority

5 shoreham drive • downsview ontario m3n 1s4 (416) 661 6600

1983 FEB 10

Mr. A. DiBenedetto
141 Sharpcroft Blvd.
DOWNSVIEW, Ontario
M3J 1P6

Dear Sir:

Re: Southeast corner of
Jane Street & Peelar Road

This will acknowledge receipt of your letter dated February 2, 1983 and a copy of a sketch showing the proposed location of a structure (trailer or building) to be located on the above-noted site. Our staff has examined your plan and find that the proposed structure will be located outside the regional floodplain. We, therefore, have no objection to the location of the structure as shown and would have no objection to the issuance of a building permit by the Town of Vaughan.

With respect to your proposal to place fill on the subject property, the Authority's fill regulation lines have not been registered to date and, therefore, a permit is not required from the Authority at this time.

However, as previously stated in our letter of January 19, 1983, we would recommend that no filling take place below the existing top of bank of the Black Creek Valley as shown on the attached map.

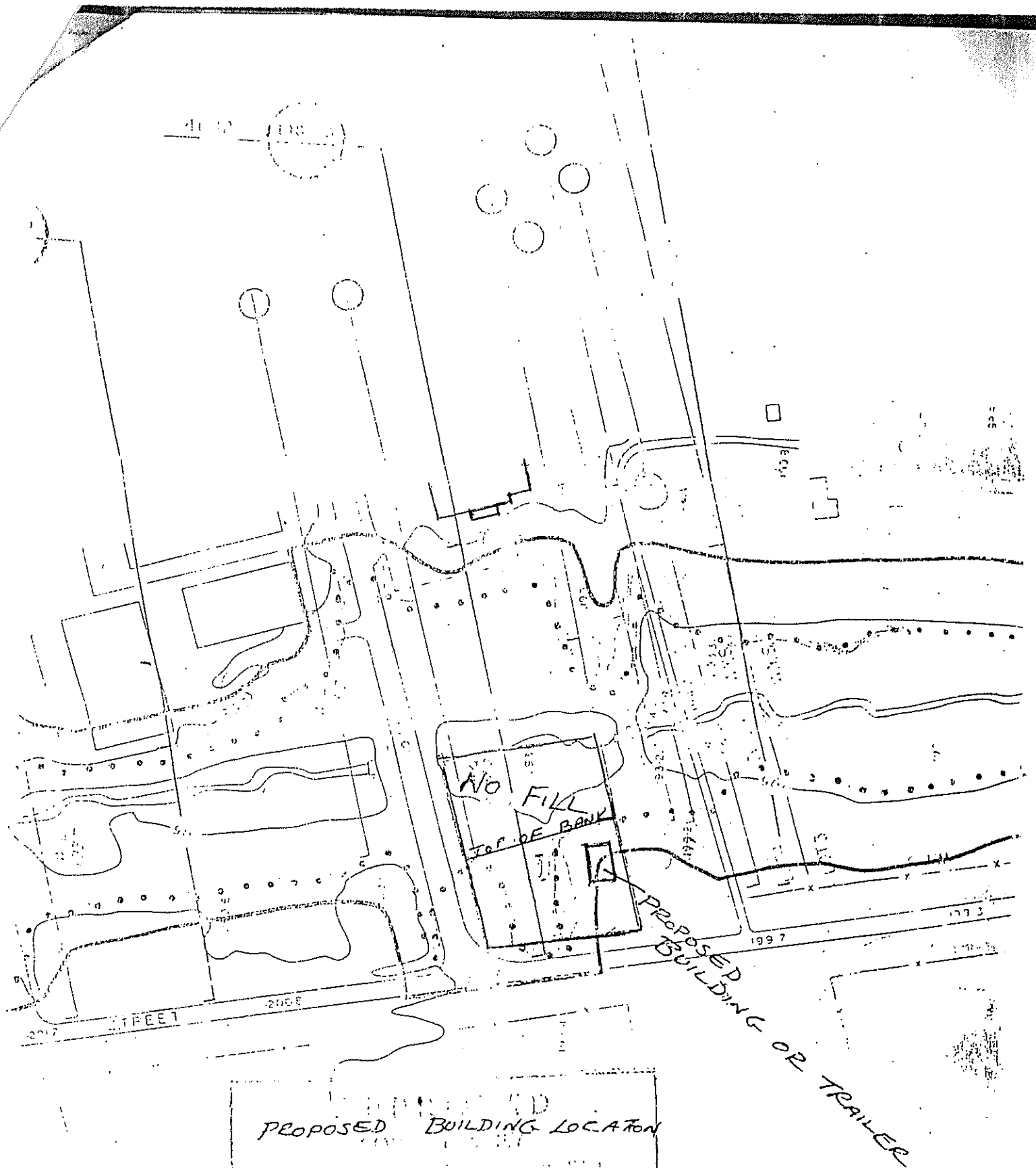
We also bring to your attention, the last paragraph of the Town of Vaughan's letter to you dated November 3, 1982 in which they recommend that the culvert, proposed within the small drainage ditch crossing your property, be sized no smaller than the existing culvert under Jane Street. Since this drainage ditch drains a portion of Jane Street, caution must be taken so as not to block it off. We trust this is the information you require.

Yours truly,

Barry Knox
Barry E. Knox, Planner
Development Control Section

BEK:L
Enc.,

A-10



PROPOSED BUILDING LOCATION

Benny Keef
Feb. 10 / 83

A-11

4 1/2 M. (44,111) STUYLVA NY 1 KULIX
SEWER ON JANE COSTA R. 10.00 - 1.22
NOTICE OF COSTS STR.
BY

THE CORPORATION OF THE TOWN OF VAUGHAN
FOR IMPOSING A SEWER RATE

24-1986

WHEREAS pursuant to Section 64 of the Ontario Municipal Board Act R.S.O. 1980 and Section 218 of the Municipal Act R.S.O. 1980, the Ontario Municipal Board did by orders made February 11, 1986 and September 24, 1986 approve the installation of a Sanitary (Trunk) Sewer located on Jane Street with associated works at a cost of \$4,636,279.24.

TAKE NOTICE THAT:

1. The Town of Vaughan intends to impose a Special Sewer Rate upon those owners of land who derive a benefit from the works. The Special Charge may be paid as a lump sum amount or in ten (10) annual instalments, at a rate as follows:

<u>Annual Amount</u>	<u>Lump Sum Amount</u>
\$2,102.16 per hectare	\$12,380.11 per hectare
<u>\$850.74 per acre</u>	<u>\$5,010.23 per acre</u>

- 2.(a) The area upon which such water works rate is to be levied is as follows:

- 1) Jane Street - from 2500 metres north of Highway No. 7 to 820 metres south of Highway No. 7
- 2) Maplecrete Road - from Peelar Road to Highway No. 7
- 3) Peelar Road - from Jane Street to Creditstone Road
- 4) Doughton Road - from Jane Street to Costa Road
- 5) Creditstone Road - from Highway No. 7 to a point 812 metres south of Highway No. 7
- 6) Costa Road - from Highway No. 7 to Freshway Drive
- 7) Freshway Drive - from Creditstone Road to a point 393 metres east of Creditstone Road
- 8) Killaloe Road - from Costa Road to a point 155 metres east of Costa Road
- 9) Highway No. 7 - from Creditstone Road to a point 505 metres east of Creditstone Road

- (b) No exemptions will be granted.

3. The following summarizes the details of the charges specially assessed against the property.

Name/Address/Property Description:
000-231-11500
55 DIBENEDETTO ANTONIO
DIBENEDETTO FOIDIA
111 CHARCROFT BLVD
DOWNVIEW ONT M3J 1P6
Peelar Rd

Acreage: 1.18 ACRE

Total Annual Amount: \$ 1003.87 = \$ 10,038.60 PAID
Total Lump Sum Amount: \$ 5912.07

A-12 (G.T.H.)

(211)
10 Million
Project

Cost \$29,000.00

THE LOCAL IMPROVEMENT ACT
FORM 4 (SECTIONS 44(2), 50(1))

MAPLECRETE-ESTELLE AREA

SANITARY SEWERS AND SERVICE CONNECTIONS

SEP. 2 - 1988

TAKE NOTICE THAT:

1. The Council of The Corporation of the Town of Vaughan has constructed as a local improvement, (sanitary sewers and service connections) and necessary appurtenances thereto on streets in the Maplecrete-Estelle area of the Town of Vaughan.
2. The cost of the work is (\$1,920,528.01) of which \$346,144.28 is to be paid by the Corporation. The special rate per metre frontage is \$181.98 (\$55.47 per foot). The cost for each service connection is \$5,620.28 or \$2,637.62 for a connection without a manhole. The special assessment may be paid as a (lump sum) or in annual instalments at an annual rate of (11%).
3. The estimated lifetime of the work is 30 years.
4. A Court of Revision will be held on the 17th day of October at 7:30 p.m. in the Council Chamber of the Town of Vaughan, 2141 Major Mackenzie Drive, Maple, for the purpose of hearing complaints against the proposed assessments and any other complaint that persons interested may desire to make that may be cognizable by the court.
5. The following summarizes the details of the charges specially assessed on the above mentioned property.

Property Address: Peclar Rd.

Frontage: 206.75 ft.

	<u>Costs</u>	<u>Annual</u>	or	<u>Lump Sum</u>
<u>Sewers</u>		<u>\$1947.59</u>		<u>\$11468.42</u>
<u>SANITARY Service Connection</u>		<u>\$954.28</u>	<u>WITH MANHOLE,</u>	<u>\$5620.28</u>
<u>TOTAL</u>		<u>\$2901.87 = PAID.</u>		<u>\$17088.70</u>

6. Property owners who wish to pay their special assessment as a lump sum must do so on or before the 2nd day of December 1988.

All payments should be made payable to:

Treasurer
Town of Vaughan
2141 Major Mackenzie Drive
Maple, Ontario
L6Y 1E0

7. Should you have any enquiries regarding this matter please contact

Dated: September 2, 1988

000-231-11500
DIBENEDETTO ANTONIO
DIBENEDETTO EGIDIA
141 SHARPCROFT BLVD
DOWNSVIEW ONT

M3J 1P6

832-2281
R.A. Panizza,
Clerk,
Town of Vaughan.

A-13

17. TAAOB

cost \$ 35.00

THE LOCAL IMPROVEMENT ACT
FORM 4 (SECTIONS 44(2), 50(1))

MAPLECRETE-ESTELLE AREA

CURBS, GUTTERS, AND STORM SEWER CONNECTIONS

SEP. 2 - 1988

TAKE NOTICE THAT:

1. The Council of The Corporation of The Town of Vaughan has constructed as a local improvement, (curbs - gutters, storm sewer connections and necessary appurtenances thereto on streets in the Maplecrete-Esteele area of the Town of Vaughan.
2. The cost of the work is (\$3,432,808.08) of which \$1,588,184.77 is to be paid by the Corporation. The special rate per metre frontage is \$329.97 (\$100.58 per foot). The cost for each service connection is -\$6,146.57. The special assessment may be paid as a lump sum or in annual instalments at an annual rate of 11%.
3. The estimated lifetime of the work is 30 years.
4. A Court of Revision will be held on the 17th day of October at 7:30 p.m. in the Council Chamber of the Town of Vaughan, 2141 Major Mackenzie Drive, Maple, for the purpose of hearing complaints against the proposed assessments and any other complaint that persons interested may desire to make that may be cognizable by the court.
5. The following summarizes the details of the charges specially assessed on the above mentioned property.

Property Address: Peelar Rd.

Frontage: (206.75 Ft.

<u>Costs</u>	<u>Annual</u>	or	<u>Lump Sum</u>
Curbs, Gutters & PAVING	\$3531.29		\$20794.92
Storm Sewer Connection	\$		\$
TOTAL	\$3531.29		\$20794.92

6. Property owners who wish to pay their special assessment as a lump sum must do so on or before the 2nd day of December 1988.

All payments should be made payable to:

Treasurer
Town of Vaughan
2141 Major Mackenzie Drive
Maple, Ontario
L4J 1E0

7. Should you have any enquiries regarding this matter please contact

Dated: September 2, 1988

000-231-11500
DIBENEDETTO ANTONIO
DIBENEDETTO EGIIDIA
141 SHARPCROFT BLVD
DOWN: VIEW ONI

R.A. Panizza,
Clerk,
Town of Vaughan.

832-2281 Switchboard

JOHN LEACH

A-14

21. $\nabla f(x)$