

COMMITTEE OF THE WHOLE – FEBRUARY 28, 2012

COMMUNICATIONS

Distributed February 17, 2012

	<u>Item No.</u>
C1. Mr. Joel Hertz.	Deputation a)
C2. M. Daiter, dated February 1, 2012.	Deputation b)
C3. Ms. Georgina Lee, dated February 13, 2012.	Deputation d)

Distributed February 24, 2012

C4. Mr. Yurij Michael Pelech, dated February 23, 2012.	14
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Distributed February 28, 2012

C5. T.W. Bermingham, dated February 27, 2012.	14
C6. Ms. Rosemarie L. Humphries, dated February 23, 2012.	14
C7. Mr. Barry A. Horosko, dated February 27, 2012.	14
C8. Mr. Antony Niro, dated February 25, 2012.	17
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Please note there may be further Communications.

COMMITTEE OF THE WHOLE – FEBRUARY 28, 2012

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Please note there may be further Communications.

RE: The Vaughan Hospital Motorcycle Ride-June 10th, 2012

TO: Members of Vaughan Council

c 1
COMMUNICATION
CW - Feb. 28/12

ITEM # - Presentations & Deputations a)

Recommendation:

The ACME (All Canadian Motorcycle Enthusiasts) Motorcycle Club and The Vaughan Hospital Foundation have teamed up again this year to present the Vaughan Hospital Motorcycle Ride to benefit the new Hospital in Vaughan. They seek endorsement by The City of Vaughan for this Ride. Last year the Ride raised in excess of \$14,000.

Economic Impact:

Further funds will be raised for the New Vaughan Hospital.

Background:

In the past number of years, The Acme Motorcycle Club has held Rides to raise funds for charities, including Diabetes and of course, last year, The Vaughan Hospital.

ACME seeks and encourages the participation of Members of Council to attend the Event.

Further, we request the use of the outside facilities of the new Civic Centre, which is the perfect place to commence the Ride.

On Sunday, June 10th, 2012, we would like to commence the event at the Civic Centre at 8:00 a.m., with coffee and refreshments and short Presentations to the participants by Municipally Elected Officials.

We will require washroom facilities to be available, as well as parking for volunteers and spectators. We will also require a sound system.

Our goal is to raise a further \$14,000 to \$20,000 for The Hospital.

Relationship to Vaughan Vision 2020:

This meets the Vaughan Vision objectives of enhancing community events and City excellence.

Conclusion:

This would be in the best interests of Vaughan and the new Vaughan Hospital

Attachments:

None

Report prepared and respectfully submitted by:

Styles Q. Weinberg, Chairperson

Vaughan Hospital Motorcycle Ride

President of ACME Motorcycle Club

c 2

COMMUNICATION

CW - Feb. 28 / 12

Britto, John

Presentations & Deputations b)

From: Property Manager YRCC 834 [110promenade@rogers.com]
Sent: Wednesday, February 01, 2012 11:04 AM
To: Britto, John
Cc: mldaiter@gmail.com
Subject: Promenade Circle Sidewalk
Attachments: Mayor and Members of Council -Re Promenade Circle Sidewalk.docx

February 1, 2012

Re: Deputation – Promenade Circle Sidewalk

Dear Sir:

First thank you in advance for your help in assuring that the matter of the Promenade Circle Pedestrian walkway will be placed on the appropriate agenda for consideration by Council.

I have a letter attached outlining our concerns with respect to the sidewalk on Promenade Circle between the YRT transit terminal and 88/ 100 Promenade Circle.

Please advise when I may appear before Council or Committee of the whole so that I may speak to the matter at an appropriate time.

If you require any further information please do not hesitate to contact me at 905-886-6167. My residence address is unit #411 – 110 Promenade Circle, Thornhill, Ontario, L4 J 7W8.

Yours truly,

M. Daiter
President
YRCC 834

Andreea Neata
Site Administrator
Brookfield Residential Services Ltd.
YRCC 834
110 Promenade Circle
Thornhill, Ontario
L4J 7W8
Office: (905) 882-9475
E-mail: 110promenade@rogers.com

2/1/2012

January 23, 2012

Mayor and Members of Council

Re: Promenade Circle – Sidewalk

I am writing to you on behalf of the nearly 800 residents of 110 and 120 Promenade Circle. For some time now discussions have been held with Councillor Shefman, the management of the Promenade Mall, and ourselves on the status of the sidewalk on Promenade Circle running between York Region Transit terminal and 88-100 Promenade Circle. I want to publically thank Councillor Shefman for his help over the past months. At this time however the situation from our perspective remains unresolved.

The sidewalk in question lies on private property which seemingly was a requirement of the 1989 site plan agreement with the site plan developer (Bathurst and Seven). One of the conditions of the Agreement Section 1 (Subheading h) reads as follows: "a continuous pedestrian walkway be provided along Promenade Circle linking the three residential buildings to the Transit shelter and land to the South and that any fencing must not obstruct pedestrian movement along the walkway". It ought to be remembered that the Agreement was presented to Council in July 1989, so that it is now more than 22 years old.

During the 22 years from the time of the consideration of the Agreement to now there has been a noted change in the development of the impacted area. It is of interest to note that under the section of the Agreement titled "landscaping" the Vaughan Recreation Department commented as follows: "A Municipal sidewalk is required adjacent to the Promenade Ring Road and must be approved by the Town of Vaughan Engineering Department." As I understand it, a municipal sidewalk is not a sidewalk located on private property. The Agreement goes on to read in part "the site plan approved be conditional upon the fulfillment of Vaughan Planning and Recreation Department Agreement".

Here we are 22 years later. The York Region Transit site has been redeveloped and now serves a larger population of the G.T.A. There are more busses and more passengers. The sidewalk in question is currently used by Transit residents of all ages from all over the G.T.A. There are people going and coming from the Promenade mall which is significantly busier since the establishment of the T & T Grocery store. There are students going to and coming from St. Elizabeth's School on New Westminster, people using Trudeau Park and the library on Clark Avenue. Very few residents of 110 and 120 Promenade use the sidewalk so it appears to us that the residents of 110 and 120 Promenade are unfairly responsible for providing a very public pedestrian way for others.

The municipal responsibility to ensure that the public is kept safe is virtually non-existent. Unfortunately the York Region police given the private nature of the Promenade Ring Road, notwithstanding that the road is used extensively by motorists and various Transit Departments and the general public visiting the LCBO and the mall, are unable to provide any assistance. The mall owners have made a number of changes to the Ring Road streetscape to try and alleviate the problem of pedestrian movement between the mall and the York Region Transit property. The changes in our view have not produced the desired result and mall users cross Promenade Circle wherever it is convenient for them to do so.

There are a number of new pedestrian crossing and stop signs located in the area of 110 and 120 Promenade but in that the newly placed stop signs and the pedestrian crossings are not covered by municipal legislation they are unenforceable. The lack of enforcement creates a false sense of security for any unsuspecting user who has the expectation that motorists will obey the stop signs and the pedestrian cross walks. The street lighting especially in the vicinity of the cross walks is not providing sufficient illumination especially in the winter months of shortened day-length.

We would urge Council to give immediate consideration to amending the 1989 site plan agreement to make the sidewalk and indeed the right of way the responsibility of the Municipality. The sidewalk being the most important concern to our residents.

The Boards of 110 and 120 are quite prepared to either provide the Municipality with an easement agreement covering the sidewalk or to give the property in question to the municipality at no cost (other than legal fees). The fence line on Promenade Circle will then become the new property line.

In summary in view of all changes in land use over the past 22 years since the original 1989 Agreement was signed, including Council's policy of intensification, the increasing population density in the area, changing traffic patterns as the result of new commercial development (ie Wal-Mart and T&T) and changes to pedestrian movement we would urge Council to give immediate consideration to the hundreds of Vaughan citizens availing themselves of the sidewalk in question and to appropriately amend the 1989 site plan agreement dealing with the development of 110 and 120 Promenade.

Yours truly,
M. Daiter
President
YRCC 834

C 3
COMMUNICATION
CW - Feb. 28/12
ITEM - Dep d)

From: Abrams, Jeffrey
Sent: Monday, February 13, 2012 10:33 AM
To: Bellisario, Adelina
Subject: Fw: request for deputation

Fyi

From: Georgina [mailto:georgina@movingforward2015.com]
Sent: Monday, February 13, 2012 10:26 AM
To: Abrams, Jeffrey
Subject: request for deputation

Good Morning,
I was hoping that I would be able to address the Mayor and members of council again. 2011 was an amazing year for the Moving Forward Foundation and I would love to share our successes, updates and future plans and goals.

Please let me know if this is possible

Thank you
Georgina

*Georgina Lee – Executive Director
Moving Forward Foundation
8763 Bayview Avenue, #11 Richmond Hill, On L4B 3V1
Office 289-597-6398 Fax 289-597-6399
georgina@movingforward2015.com
www.movingforward2015.com*

EMC File No.: 205102-PL
February 23, 2012

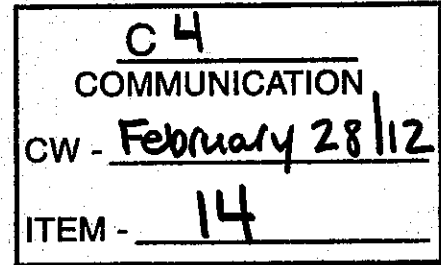
Via Email John.MacKenzie@vaughan.ca and Hand Delivery

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

Attention: John MacKenzie, M.Sc.(PI), MCIP, RPP
Commissioner of Planning

Dear Sir:

Re: City of Vaughan Official Plan (2010)
Domenic Marzano / Enza Realty Limited
99 & 89 Nashville Road
Part Lot 24, Concession 8 and Part of Lots 52 to 57, Registered Plan 9
(geographic Township of Vaughan)
Kleinburg, City of Vaughan, York Region



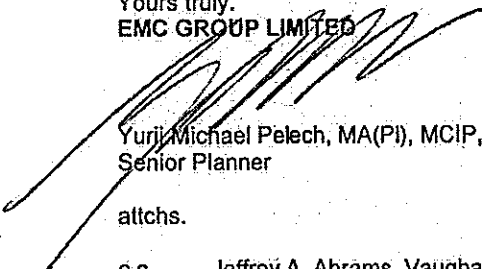
Further to our review of the Planning Department staff report entitled "Modifications to the Vaughan Official Plan 2010 (Volume 2)" which is being tabled with Committee of the Whole for consideration at the Tuesday, February 28, 2012 meeting, please be advised as follows:

1. based on our written submissions and discussions with staff, the above-noted lands were part of a land use designation modification request relative to Vaughan Official Plan 2010 (Volume 1) and that modification was recommended by staff in the report tabled at the Monday, September 12, 2011 Special Committee of the Whole meeting and subsequently approved by City Council on September 27, 2011 (excerpts appended as Attachment 1); and
2. Vaughan Official Plan 2010 – Volume 2 contains policies associated with the Kleinburg Core (Section 12.4), wherein Map 12.4A: Kleinburg Core is attached, depicting relevant land use designations (excerpt appended as Attachment 2).

Given the land use designation approved associated with Plan schedules (Schedule 2 and Schedule 13-G) within Volume 1, we request that City staff ensure that the parallel and concomitant change is also reflected within the Plan schedule (Map 12.4A) contained within Volume 2, modifying that map schedule accordingly.

Thank you very much for your attention to this matter and we ask that you please advise as to how Vaughan Official Plan 2010 modifications will evolve from Volume 1 into Volume 2 of the document.

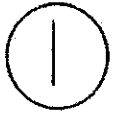
Yours truly,
EMC GROUP LIMITED


Yuri Michael Pelech, MA(PI), MCIP, RPP
Senior Planner

attchs.

c.c. Jeffrey A. Abrams, Vaughan City Clerk Jeffrey.Abrams@vaughan.ca
Diana Birchall, Vaughan Director of Policy Planning Diana.Birchall@vaughan.ca
Roy McQuillan, Vaughan Manager of Policy Planning Roy.McQuillan@vaughan.ca
Steven Dixon, Vaughan Planning Steven.Dixon@vaughan.ca
Heather Konefat, York Region Director of Community Planning heather.konefat@york.ca
Domenic Marzano / Enza Realty Limited domenic@alphamarathon.com

Z:\205102\Planning\205102 PlgDept VOP2010 ltr Feb2312.doc



SPECIAL COMMITTEE OF THE WHOLE – SEPTEMBER 12, 2011

**MODIFICATIONS TO THE VAUGHAN OFFICIAL PLAN – 2010 (VOLUME 1)
RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS
FILE 25.1**

Recommendation

The Commissioner of Planning recommends that:

1. The City of Vaughan Official Plan, Volume 1 (VOP 2010), adopted September 7, 2010 be modified in accordance with the recommendations set out in Attachment No. 1 to this report;
2. VOP 2010, Volume 1 be further modified in accordance with the analyses and recommendations set out in the section of the report entitled "Key Policy Areas – Analysis and Recommended Modifications";
3. This report be forwarded to the Region of York as the City of Vaughan's recommended modifications to VOP 2010, Volume 1 and that the Region be requested to modify the plan accordingly, as part of the process leading to the approval of the Plan; and;
4. The Region of York be requested to modify Schedule 9, (VOP 2010, Volume 1) "Future Transportation Network" to accommodate changes that may result from Council's approval of the City's Transportation Master Plan.

Contribution to Sustainability

Goal 2 of *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, focuses on the new Official Plan to "ensure sustainable development and redevelopment". The description of Goal 2 explains the transformative vision for the new Official Plan.

Vaughan is committed to sustainable land use. Vaughan Tomorrow, our consolidated Growth Management Strategy – 2031, has a central focus on creating a cutting-edge Official Plan that will provide for increased land use densities, efficient public transit, considerations for employment lands and open space systems, as well as walkable, human scale neighbourhoods that include services, retail, and an attractive public realm. The plan will guide the creation of the physical form that will reflect a "complete" community.

Economic Impact

The Vaughan Official Plan 2010 establishes the planning framework for development throughout the City to 2031. The Plan, when approved, will have a positive impact on the City of Vaughan in terms of managing growth and fostering retail and residential intensification and employment opportunities while fulfilling the City's obligations to conform with Provincial policies and meet Regionally imposed targets for residential and employment growth.

Communications Plan

Notice of this meeting has been communicated to the public by the following means:

- Posted on the www.vaughan.ca online calendar, Vaughan Tomorrow website www.vaughtomorrow.ca, City Page Online and City Update (corporate monthly e-newsletter);

Attachment 1
Part A: Index of Correspondence for Part B

Case	Date	Respondent	Subject/Location
320YR D06.2010.V.01.078	February 04, 2011	Yurij Michael Pelech EMC Group Limited	South east corner Nashville Road and Highway 27
320YR D06.2010.V.01.083	February 04, 2011	Yurij Michael Pelech EMC Group Limited	South east corner Nashville Road and Highway 27
320YR D06.2010.V.01.105	June 17, 2011	Yurij Michael Pelech EMC Group Limited	South east corner Nashville Road and Highway 27
320YR2 D06.2010.V.01.030	October 12, 2010	Yurij Michael Pelech EMC Group Limited	South east corner Nashville Road and Highway 27
323YR D06.2010.V.01.025	October 05, 2010	Valeria Maurizio Wood Bull LLP	Vaughan
335YR D06.2010.V.01.041	October 26, 2010	Todd Trudelle Goldberg Group	Vaughan
338YR D06.2010.V.01.068	January 07, 2011	David A. McKay MHBC Planning et al.	7979 Weston Road
370YR D06.2010.V.01.016	September 28, 2010	Mike Everard Augusta National Inc.	Northwest corner of Highway 7 and Wigwoss Drive.
380	September 22, 2010	Lindsay Dale-Harris Bousfields Inc.	Northwest quadrant of the Carrville Centre

Attachment 1
 Part E: Vaughan Official Plan 2010 (Volume 1) – Mapping and Recommended Changes (Public)

Section	Year	Start Date	End Date	Comments
Volume 2 – Map 12.13.A	69YR2	DATE: September 30, 2010 D.06.2010.V.01.017 June 28, 2011 D06.2010.V.01.108 RESPONDENT: Alan Young Weston Consulting Group Inc. LOCATION: East side of Highway 50 north of Highway 7		That Volume 2 be amended to relocate the Service node on Map 12.13.A to the north, to the boundary between the two subject lands. The proposed location will be a future signalized intersection, which has been approved by the Regions of Peel and York and factored into the Highway 50 reconstruction program. The current location of the service node cannot be signalized because of inadequate separation from Highway 7.
2, 13-G	320YR	DATE: February 04, 2011 D06.2010.V.01.078 D06.2010.V.01.083 RESPONDENT: Yurij Michael Pelech EMC Group Limited LOCATION: South east corner Nashville Road and Highway 27		It is recommended to change the Core Feature boundary on Schedule 2 and the Natural Areas boundary on Schedule 13-G, such that the Core Features overlay and Natural Area designation do not overlap the parcels at 69, 73, 89 and 99 Nashville Road. It is recommended to change Schedule 13-G to depict the parcels at 69, 73, 89 and 99 Nashville Road with the Low-Rise Mixed-Use designation and with a height of 2.5 storeys (H2.5) and density of 0.2 to 1.0 FSI (D0.2-1.0).
13-N	480YR	DATE: March 10, 2011 D06.2010.V.01.097 RESPONDENT: Maurizio Rogato Solimar Development Corporation LOCATION: 9225, 9235, 9245, and 9255 Jane		That schedule 13-N be revised to designate lands from "High Density Residential" to "Commercial Mixed-Use" as per approved OPA 688. That Schedule 13-N heights and densities be revised to show site specific approvals for towers 3 & 4 as per approved Minor Variance A045/09.

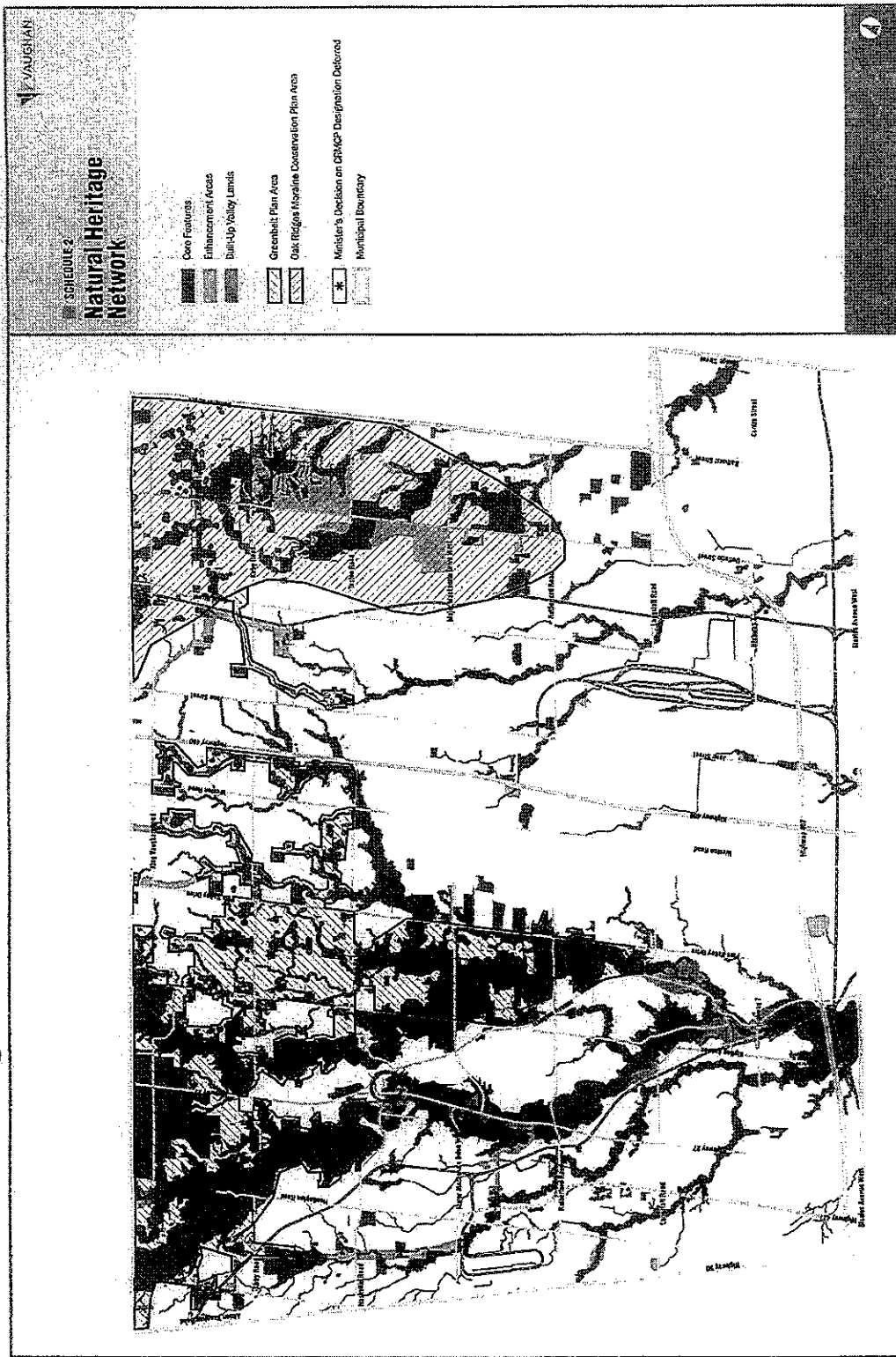
Attachment 1
 Part B: Vaughan Official Plan 2010 (Volume 1) - Summary of Respondents Requests/Staff Comments and Recommendations

270YR	DATE: October 14, 2010 D06.2010.V.01.033 RESPONDENT: Michael Mellling LOCATION: Vaughan	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.
282YR	DATE: September 23, 2010 D06.2010.V.01.005 RESPONDENT: Steven A. Zakem Aird and Bertis LLP LOCATION: 50 and 60 Disera Drive (YRSCC Property)	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.
320YR	DATE: February 04, 2011 D06.2010.V.01.078 D06.2010.V.01.083 June 17, 2011 D06.2010.V.01.106 RESPONDENT: Yurij Michael Pelech EMC Group Limited LOCATION: South east corner Nashville Road and Highway 27	1. Request to receive notification. 2. Request an opportunity to convene a review meeting relative to the subject lands and the requested 'modification' with both Regional and City Planning staff to address our submission comments; and 3. Request that City Planning staff confirm whether the intent of the Official Plan was to redesignate the subject lands as "Natural Areas" rather than "Low-Rise Mixed-Use" as per the Kleinburg mainstreet commercial vision	2. A meeting was held with the proponent and City and Regional staff on this issue 3. OPA 633 designates the subject lands as 'Mainstreet Commercial'. Other related applications include: By-Law 168-2006; Z.06.012; and OP.06.004. The Core Features boundary generally follows the TRCA regulated area boundary in the Kleinburg area. COVOP Policy 3.2.3.2 notes the Natural Heritage Network is based on the best available information and that precise	1. No action required. The Region of York will notify respondents upon issuing a decision. 2. Meeting held. 3. It is recommended to change the Core Feature boundary on Schedule 2 and the Natural Areas boundary on Schedule 13-G, such that the Core Features overlay and Natural Area designation do not overlap the parcels at 69, 73, 89 and 99 Nashville Road. It is recommended to change Schedule 13-G to depict the parcels at 69, 73, 89

Attachment 1
 Part B: Vaughan Official Plan 2010 (Volume 1) - Summary of Respondents Requests/Staff Comments and Recommendations

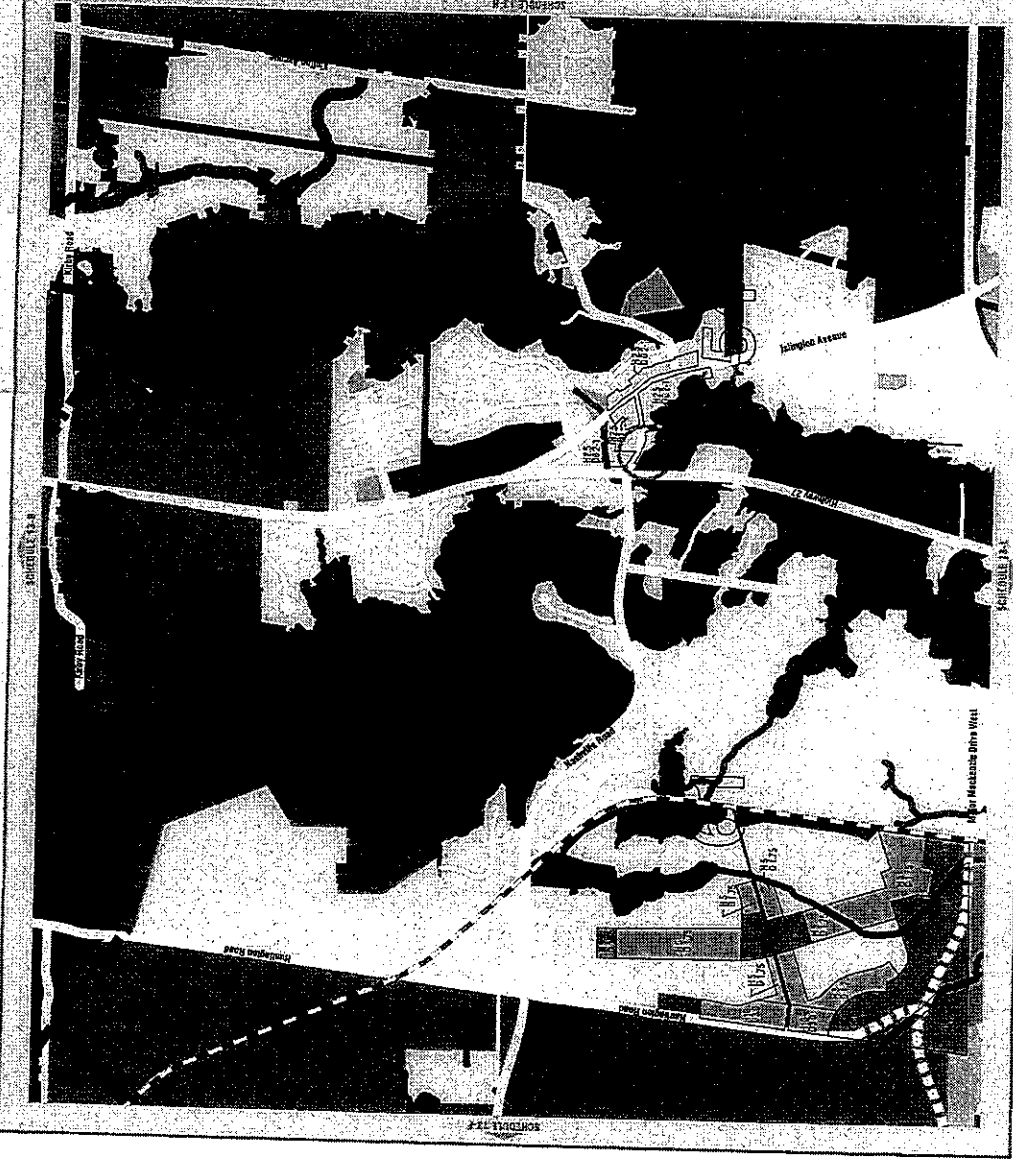
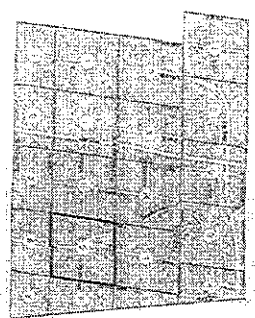
	<p>or whether the land use designation on Schedule G: Land Use within the Vaughan Official Plan (2010) as 'adopted' is merely an oversight and an error of omission as part of the mapping exercise, and thus wrong and inaccurate.</p>	<p>limits will be determined through appropriate study. COVOP Policy 3.2.3.10 notes that minor modifications to Core Features may be considered based on appropriate studies and do not require an amendment to the Plan. Hence, an application in conformity with the land use designation of the COVOP and with appropriate information regarding natural feature boundaries will not require an amendment to the Plan. Nevertheless, a change to the boundary of the Core Features can be considered. In this instance, the existing OS1 and OS2 Open Space zones can be used as the basis of the Core Feature boundaries together with the boundaries of the "Existing Cover" data in the TRCA Terrestrial Natural Heritage System. It is imperative that criteria regarding changes to Core Features boundaries are interpreted consistently. Hence, further changes may be made following the results of Phase 1 of the Natural Heritage Network study.</p>	<p>and 99 Nashville Road with the Low-Rise Mixed-Use designation and with a height of 2.5 storeys (H2.5) and density of 0.2 to 1.0 FSI (D0.2-1.0).</p>
320YR2	<p>Request to receive notification.</p>		<p>No action required. The Region of York will notify respondents upon issuing a decision.</p>
	<p>DATE: October 12, 2010 D06.2010.V.01.030</p> <p>RESPONDENT: Yurij Michael Pelech EMC Group Limited</p> <p>LOCATION: South east corner Nashville Road and Highway 27</p>		

○ Subject Lands



SCHEDULE 13-1
Land Use

- Natural Areas
- Parks
- Private Open Spaces
- Agricultural
- Rural Residential
- Low-Rise Residential
- Mid-Rise Residential
- High-Rise Residential
- High-Rise Mixed Use
- Community Use
- Downtown Mixed Use
- General Employment
- Prestige Employment
- Major Institutional
- New Community Areas
- Linear Park and Entertainment
- Parks and Recreation
- Infrastructure and Utilities
- Roads
- Railway
- Greenbelt Plan Area and
- San Rafael National Conservation Plan Area
- Municipal Boundary



○ Subject Lands

12.4 Kleinburg Core

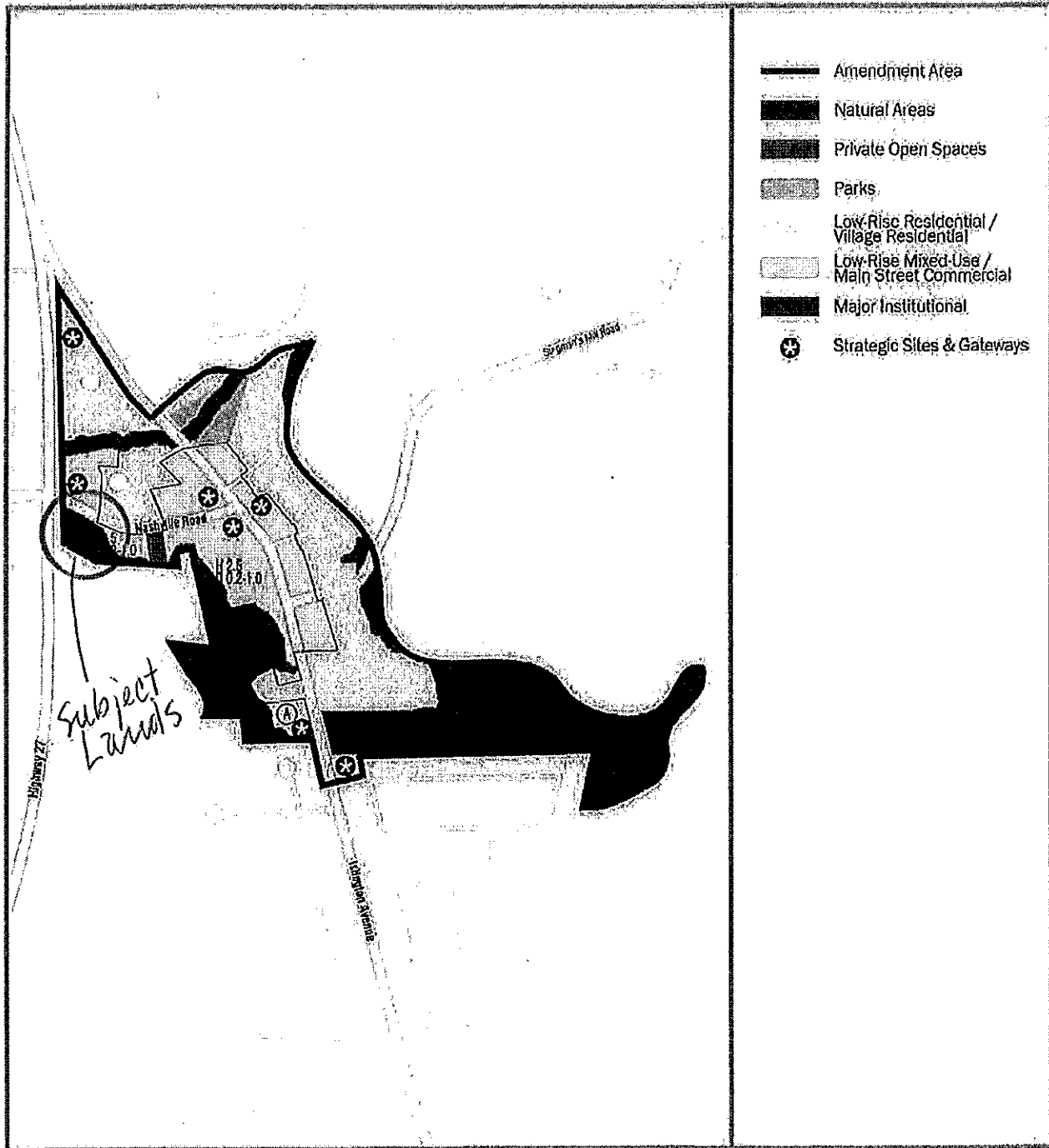
2

12.4.1 Goals

12.4.1.1. The following are the goals for the Kleinburg Core area:

- a. General:
 - i. Ensure that land use and built form are compatible with the scale and character of the existing community and integrated with the existing and contemplated pattern of development in the surrounding area;
 - ii. Establish a well-defined public realm;
 - iii. Promote pedestrian-oriented development patterns; and,
 - iv. Ensure, to the fullest extent possible, that the heritage resources, both built and natural, of the Kleinburg Core area are protected in accordance with the Kleinburg-Nashville Conservation District Study and Plan.
- b. Commercial Growth:
 - i. Ensure a prosperous and vibrant Kleinburg core area;
 - ii. Ensure servicing capacity for redevelopment/intensification;
 - iii. Ensure core area development complements existing development in overall size and scale;
 - iv. Establish policies to implement the Kleinburg-Nashville Heritage Conservation District Plan as per Part V of the Ontario Heritage Act;
 - v. Protect existing core area neighbourhoods and residences from incompatible commercial intrusion;
 - vi. Encourage mixed-use in the core area at a modest scale;
 - vii. Provide for limited to modest expansion of the commercial area;
 - viii. Ensure that commercial development takes place in accordance with the provisions of the Kleinburg-Nashville Heritage Conservation District Plan, ensure it remains at a village scale and ensure it complements the historic, rural village character and architectural heritage of the community;
 - ix. Encourage physical design which promotes safety and security;
 - x. Develop a public realm composed of streets and public spaces that are clearly defined by buildings and other visual amenities, including landscape elements, sidewalks, and bicycle paths;
 - xi. Sensitively manage the core area of Kleinburg through the reinforcement of the traditional pattern of development and preservation of existing historic buildings and the unique environmental features which give the Village its special character;

Map 12.4.A: Kleinburg Core



From: Bonsignore, Connie on behalf of Abrams, Jeffrey
Sent: Thursday, February 23, 2012 12:42 PM
To: Bellisario, Adelina
Subject: FW: #205102-PL Marzano / Enza Realty, Kelienburg, Vaughan
Attachments: PlgDept VOP2010 V2 ltr Feb2312.pdf

Communication for CW Feb 28, 2012.

Connie Bonsignore

Administrative Assistant
Office of the City Clerk
Telephone: (905) 832-8585 Ext. 8280
Email Address: connie.bonsignore@vaughan.ca



From: Yurij Pelech [<mailto:ypelech@emcgroup.ca>]
Sent: Thursday, February 23, 2012 11:30 AM
To: MacKenzie, John
Cc: Birchall, Diana; McQuillin, Roy; Dixon, Steven; 'Heather Konefat'; Abrams, Jeffrey; 'Domenic Marzano'; filing@emcgroup.ca
Subject: #205102-PL Marzano / Enza Realty, Kelienburg, Vaughan

Good afternoon Sir:

Please refer to the attached correspondence relative to your "Modifications to the Vaughan Official Plan 2010 (Volume 2)" staff report as tabled for consideration at the February 28, 2012 Committee of the Whole meeting. Thank you very much for your attention to this matter and should we need to discuss, we ask that you kindly please advise accordingly. Regards.

Yurij

Yurij Michael Pelech, MA(PI), MCIP, RPP
Senior Planner

EMC GROUP LIMITED
Engineers, Planners, Project Managers
7577 Keele Street, Suite 200, Concord, Ontario L4K 4X3
T.(905)738-3939 F.(905)738-6993
www.emcgroup.ca

To help us stop the spread of viruses, we request that all email sent to our office includes project name, number, and recipient's name in the subject line.

CONDITIONS OF RECEIPT OF DIGITAL DATA

In the event of a dispute over inconsistencies between documents contained in the attached storage media and the original documents retained by EMC Group Limited, those retained by EMC Group Limited shall constitute the original document for record keeping purposes. Unauthorized alteration, copying or use of this digital data shall be deemed an infringement of the Canadian Copyright Act. Information contained in this transmission may be of a preliminary nature or subject to revision. The receiver is responsible to confirm the validity of it prior to using it for any purpose authorized by the act of distribution. Electronic copies of engineering plans prepared by EMC Group Limited are NOT to be used for construction layout purposes. The receiver of such electronic files is to refer to legal plans prepared by the surveyor as well as standard detail drawings and specifications prepared by the municipality for layout purposes. For site plans, the receiver is to refer to the architect's site plan for building and site layout details

C 5
COMMUNICATION
CW - Feb. 28/12
ITEM - 14

Blake, Cassels & Graydon LLP
Barristers & Solicitors
Patent & Trade-mark Agents
199 Bay Street
Suite 4000, Commerce Court West
Toronto ON M5L 1A9 Canada
Tel: 416-863-2400 Fax: 416-863-2653

February 27, 2012

T. W. Bermingham
Partner
Dir: 416-863-2946
tim.bermingham@blakes.com

VIA E-MAIL

Reference: 24580/799

Mayor and Members of the Committee of the Whole
City of Vaughan
c/o City Clerk
2141 Major Mackenzie Dr.
Vaughan, Ontario
L6A 1T1

Re: Committee of the Whole February 28, 2012
Re: Item 14
Re: Modifications to the Vaughan Official Plan – 210 (Volume II)
Re: File 25.1

We represent United Parcel Service Canada Ltd. ("UPS"), the owner of a large parcel of land in the northeast quadrant of Steeles Avenue West and Jane Street. We have written and met with Staff of the Planning department to explain the concerns UPS has with regard to the proposed Official Plan policies. Most recently, we sent the attached letter to City Staff setting out the principal policies which in the view of UPS require modification.

We are writing to ensure that these concerns are part of the Record and are addressed in the processing of the Vaughan Official Plan.

Although the letter was submitted in advance of the date by which it was requested, it does not appear to have been included or commented upon in the Report which is currently before the Committee of the Whole.

We remain willing to meet and resolve these issues at the earliest opportunity.

Yours very truly,

T. W. Bermingham
TWB/mg
Encl.

c: Robert Dragicevic
United Parcel Service Canada Ltd.
Diana Birchall
Clement Chong

22207562.1



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February 15, 2012

T. W. Bermingham
Partner
Dir: 416-863-2946
tim.bermingham@blakes.com

WITHOUT PREJUDICE

Reference: 24580/799

VIA E-MAIL

Diana Birchall
City of Vaughan
Director of Policy Planning
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Diana:

Re: Chapter 11, Section 3 City of Vaughan Official Plan - UPS

We received the draft revisions to Chapter 11, Section 3 of the Council adopted City of Vaughan New Official Plan (the Steeles West Secondary Plan). We also received your request for comments by February 16, 2012 in order to report to a Committee of the Whole for February 28th.

We have not had time to do a comprehensive review of the changed policies, but have been forced to conclude that the changes do not respond to the concerns we have been expressing.

Key among our concerns has been:

- (a) the removal of the Employment use designation from the lands;
- (b) the omission of the requirement to require sensitive land uses proposed in the vicinity of the site to provide the mitigative measures for protecting the Employment use activities as a condition of planning approvals for such sensitive uses;
- (c) the omission of explicit permissions for the uses permitted on the lands. In this regard, the deletion of Section 7.2 of what was OPA 620 is of particular concern;
- (d) the omission of policies relating to OPA 450, 500 and 529; and
- (e) the removal of numerous OMB approved changes to OPA 620.

22202702.2

These issues are fully addressed in the proposed revisions. Particular changes and comments are as follows:

(a) Employment designation

In light of the elimination of the Employment Uses designation, it is not sufficient to reference policy 11.3.14.6(b). That does not provide an Employment Use Designation. It may serve to allow UPS to operate, develop and expand, but it raises questions as to:

- (i) whether the UPS Lands have some sort of "non conforming status". The context of OPA 620 was that Employment Use would continue to be the approved land use designation; and
- (ii) whether the absence of a designation opens any opportunity for a sensitive use proponent to argue that in the context of, for example, MOE Guidelines, that the UPS lands do not fully qualify as an industrial type of employment use.

We think that the Plan needs to contain a text statement that the lands shown on Map 11.3.F of the Secondary Plan are designated for Employment Uses for as long as the existing use continues. We think that statement should be located in Part I of the Plan, but as noted in our meeting we are open to solutions that are unambiguous.

(b) OMB Approved Version of OPA 620

We need to do a further detailed review but it appears that this has been rectified.

(c) Section 11.3.14(6d)

Words have been introduced that we do not understand and that appear to create confusion. We think that the new additions to OPA 620 should be edited as shown, for clarity and to eliminate what would otherwise be a conflict within the plan as to who is responsible for mitigation where sensitive uses are introduced. We think that the clear intent of the Plan is that section 11.3.13(3) applies to expansions that are within the existing zoning and that the more qualified right of UPS to expand referred to in subsection 11.3.13(6d) applies to circumstances where the expansion goes beyond the existing zoning.

Extensions or expansions of such uses beyond that permitted by the existing zoning shall be permitted without amendment to this Secondary Plan, provided that the intent of this Secondary Plan, as it applies to adjacent properties, is not compromised and the tests prescribed below, are met:

- i. the road pattern and transit routes envisioned by this Secondary Plan as it applies to adjacent properties are not compromised or precluded in the long-term;*

- ii. *the proposed expansion or enlargement of the existing use shall not unduly aggravate the situation created by the existence of the use, especially in regard to the requirements of the zoning by-law;*
- iii. *the characteristics of the existing use and the extension or enlargement shall be examined with regard to noise, vibration, fumes, smoke, dust, odour, lighting, parking, and traffic generation;*
- iv. *the neighbouring sensitive uses will be protected where necessary by the provision of landscaping, buffering or screening devices, and measures to reduce nuisances and, where necessary, by regulations for alleviating adverse effects caused by lighting or advertising signs. Such provisions and regulations shall be applied to the proposed extension or enlargement and, where feasible, shall also be extended to the existing use in order to improve its compatibility with the surrounding area; and/or,*
- v. *in all cases where an existing use seriously affects the amenity of the surrounding area, consideration shall be given to the possibility of ameliorating such conditions, as a condition of approving an application for extension or enlargement of the existing use and where feasible, shall be extended to the existing use in order to improve its compatibility with the surrounding area; and/or.*

(d) Implementation Policies

Section 11.3.14.1 reads:

"The policies contained in OPA 620 related to the zoning by-law, development concept plans and site plan control have been removed and replaced with references to overall policies in Chapter 10 of Volume I of the City of Vaughan Official Plan. Section 11.3.14.1 provides:

The policies contained in this Secondary Plan shall apply to the land shown on Map A as the Steeles West Secondary Plan Area, subject to the provisions of Section 11.1.14.2 to 11.3.14.4. Except as otherwise provided here in the policies of this Secondary Plan shall supersede any other policies as contained in Chapters 1 through 10 and 12 of the Official Plan."

The reference to 11.1.14.2 is presumably a typographical error for 11.3.14.2.

With that typographical error corrected, the substantive problem is that the provisions of Section 10 appear to have been overridden, which was clearly not intended.

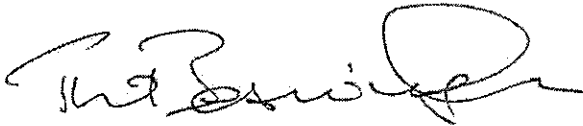
Please note also that the numbering skips from 11.1.14.3 to 11.1.14.5.

(e) Local Corridor

Under the previous plan, and in the context in which OPA 620 was settled, the UPS lands were not a "local corridor". The current plan proposes to change that and many of the corridor policies are not appropriate for the UPS lands. The Plan should state (probably in conjunction with the designation) that the Local Corridor policies do not apply to the UPS Lands, at least while they are used for Employment Uses.

We look forward to resolving this matter.

Yours very truly,

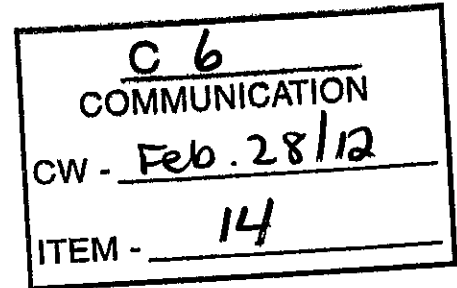


T. W. Bermingham
TWB/mg

c: C. Chong
J. Lambis
R. Dragicevic

HUMPHRIES PLANNING GROUP INC.

February 23, 2012
HPGI File: 08172



Mayor and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Re: City of Vaughan Committee of the Whole Meeting February 28, 2012– Item 14
Official Plan Review –Volume 2
KK Holdings – North West Quadrant of Kirby Road & Keele Street

Humphries Planning Group Inc., represents KK Holdings, owner of 17 acres of land located at Pt Lot 31, Concession 4 (north/west quadrant of Keele Street and Kirby Road). Correspondence was provided to the City of Vaughan dated June 14th, August 30th and September 7, 2010, September 10, 2011 and January 29, 2011 in addition to conducting meetings and discussions with Regional Planning and local Planning staff as recently as January 2012. On behalf of KK Holdings, Humphries Planning has reviewed the staff report for the above mentioned item and find that there is no reference or acknowledgement to the September 10 or January 29th correspondence that has been previously provided to the City.

In 1998 the City of Vaughan approved an agreement that would extend full municipal services to my clients land on the north-west corner of Keele and Kirby. Since that time a portion of the site has been developed to include a number of service commercial uses including a gas station, car wash, a drive through eating establishment and a facility for the repair of farm/heavy equipment and trucks. The initial development also provided for the construction of a road north of Kirby that is fully serviced. The effect of this development is the creation of a remnant parcel of fully serviced land that is surrounded on three sides with existing development and has municipal roads along the south and west property line. There is a railroad corridor along the east property line. It must be acknowledged that this is a very unique situation within the City of Vaughan and any consideration of a land use change will not be precedent setting in any way.

The continuation of agricultural uses on this remnant parcel is not practical and does not reflect the true nature of the property. The continuation of an agricultural zone with it limited permitted uses also does not recognize the fact that the site is fully serviced. The City should

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want to take advantage and make better use of the existing infrastructure from an economic development perspective.

We are once again formally requesting that the City of Vaughan incorporate a modification to its adopted Official Plan which includes a site specific provision for the subject land which maintains a rural designation that provides for *“place of worship/institutional, transportation and industrial uses”*. It is our opinion that the request is appropriate and represents good planning for the following reasons:

- The subject land is located outside the existing or proposed urban boundary, however it is currently serviced with municipal infrastructure inclusive of sanitary and water.
- A portion of the site is subject to land use approvals for service commercial uses inclusive of gas station and car wash, drive-thru eating establishment and motor vehicle sales and repair for farm/heavy equipment /trucks(By-law 179-2009).
- It is not practical to expect that Agricultural uses to locate on the remainder of the subject site in either the near or long-term as the site is bounded on three sides by existing transportation infrastructure (west- railway, south-Kirby Road, east-Keele Street) and existing development along Kirby Road and Keele Street.
- The requested policy for KK Holdings is not anticipated to create a precedent or pre-determine land uses for adjacent landholdings. We believe that this particular case is the only existing situation in the City at present time.

In support of the above request, a site specific policy proposed for the subject site is provided below:

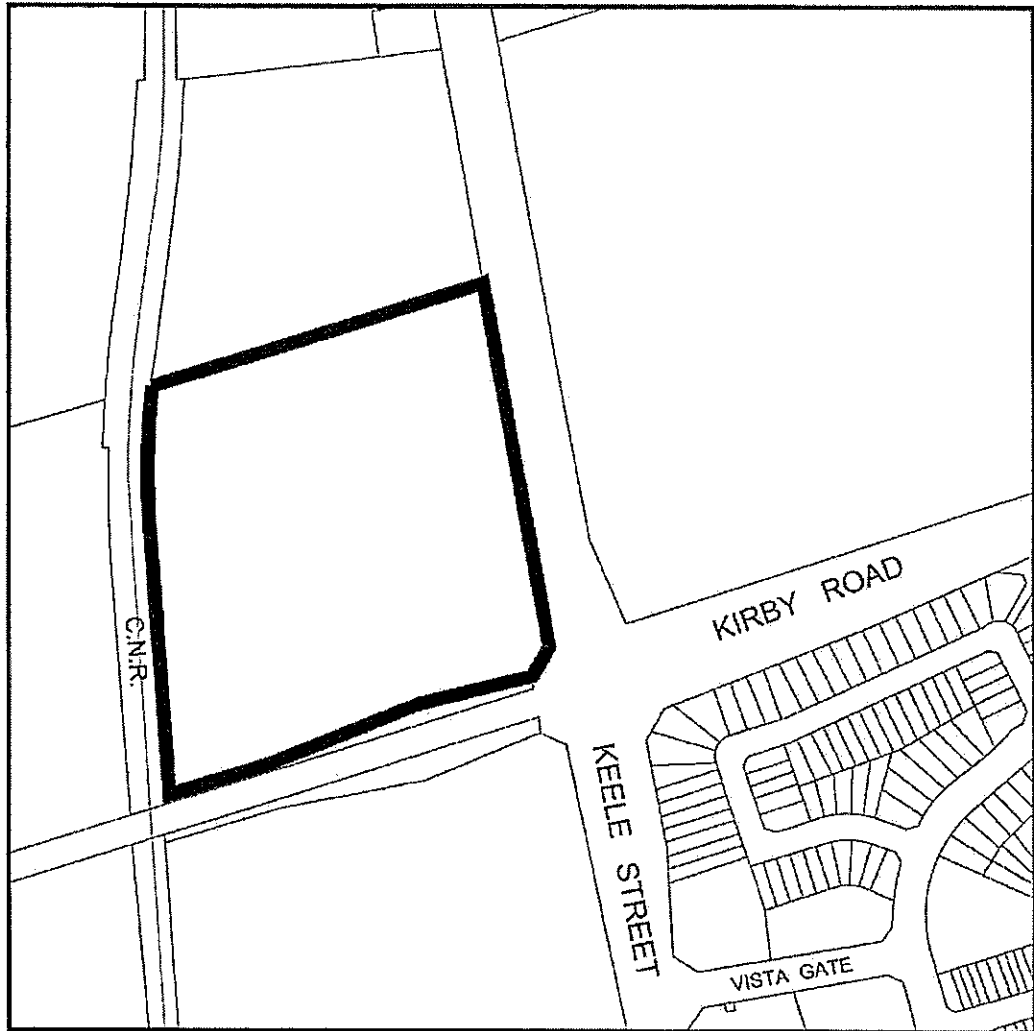
Section 13.1.

The lands at the north west corner of Kirby Road and Keele Street are identified on Schedule 14-C and are subject to policies set out in Section 13.X of this Plan.

13.X North West Corner of Kirby Road and Keele Street

13.X.X General

13.x.x.x Notwithstanding Policy 9.2.2.17 a) and b) of the Official Plan, for the area within the Heavy lines on Map 13.x.x. , a place of worship, institutional, transportation and industrial uses shall be permitted.



Map 13.x.x

Yours truly,
HUMPHRIES PLANNING GROUP INC.

Rosemarie L. Humphries

per Rosemarie L. Humphries BA, MCIP, RPP

- cc. KK Holdings- Mr. Nick Cortellucci
Mr. Augustine Ko, Region of York Planning Department
Mr. John Mackenzie, Vaughan Planning Commissioner
Mr. Roy McQuillan Planning Department



BRATTY AND PARTNERS, LLP
BARRISTERS AND SOLICITORS

PLEASE REFER TO:
Barry Horosko (Ext: 339)
Email: bhorosko@bratty.com
Assistant: Suzette Gotha (Ext: 240)
Email: sgotha@bratty.com
Telephone: (905)760-2700

February 27, 2012

The Corporation of the City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Jeffrey A. Abrams, City Clerk

Dear Mr. Abrams:

Re: City of Vaughan draft Official Plan
1541677 Ontario Inc.
File Number OP.25.1

<u>C 7</u>	
COMMUNICATION	
CW -	<u>Feb 28 / 12</u>
ITEM -	<u>14</u>

We are the solicitors acting on behalf of 1541677 Ontario Inc. 1541677 Ontario Inc. is the owner of the site at the northwest corner of Bathurst Street and North Park Road municipally known as 7890 Bathurst Street.

Land Use Schedule 13 – T of the City of Vaughan draft Official Plan proposes that the site be designated as Mid-Rise Mixed-Use with a maximum height of 12 storeys and a maximum density of a Floor Space Index of 3.5.

We are writing to express concerns related to this designation. As owners of the property, our clients believe that the height of the site is too restrictive. The height and density should be increased to allow flexibility in design in achieving a high quality development.

Kindly note that applications have been filed for an OPA and Rezoning by the owners of this property. It is our submission that recognition should be provided so that the final approved documents are reflected in the new official plan

Please keep us informed as this matter proceeds.

Yours truly,
BRATTY AND PARTNERS, LLP

Barry A. Horosko
cc: 1541677 Ontario Inc.

Subject: FW: Legal Services Contract Award Item 17 c
2012
Attachments: Aug 9 Letter to Iafrate.pdf

C 8
COMMUNICATION
CW - Feb 28/12
ITEM - 17

From: Antony Niro TimeForChangeVaughan [mailto:antony.niro@timeforchangevaughan.ca]
Sent: Saturday, February 25, 2012 1:14 PM
To: Bevilacqua, Maurizio; Schulte, Deb; DeFrancesca, Rosanna; Rosati, Gino; Shefman, Alan; Racco, Sandra; Di Biase, Michael; Carella, Tony; Iafrate, Marilyn
Cc: Clerks@vaughan.ca; Caroline Grech
Subject: Legal Services Contract Award Item 17 on Committee of the Whole February 28, 2012

Dear Members of Council,
Attached you will find my letter to members of Council from last summer on this item. My opinion remains adamantly the same regarding the retention of Aird and Berlis on the Rizmi matter specifically and by extension, I am against their retention on any future matters in Vaughan whatsoever.

In reading this report, scores were allotted based on some criteria. One of the criteria mentioned in the report is "Success Rate" of the firm. I think my position was clear in the attached letter regarding the lack of success we have had with Aird and Berlis. On the biggest matter in the history of our City on the \$150Million Lawsuit, Aird and Berelis has lost in front of 7 judges a total of 3 out of 3 times! They have a 0% success rate on that file. On the Rizmi OMB Hearing, they lost on a motion in 2003 regarding the Oak Ridges Moraine applicability to the file, they appealed to the courts and lost again. That's 0 for 2. They are a total of 0 for 5. Still 0% success rate. With such a poor record on a file, and with success rate a key criteria for awarding further jobs, how did staff come to the conclusion that Aird and Berlis are the right firm for Vaughan? They may succeed elsewhere in Ontario, but for us, they have failed and that is all that should matter to Vaughan.

Secondly, another criteria in the report is "conflicts or potential conflicts of interest". Again, the letter attached clearly spells out the fact that Aird and Berlis are in my opinion in a direct conflict of interest because they may be implicated in the \$150Million lawsuit as allegedly giving direction to close the files that are the subject of that lawsuit. This fact, at the very least, puts them in a potential conflict of interest which Vaughan should not take part in.

Finally, there is absolutely no mention of Value for these contracts. There is not one \$ dollar amount mentioned, only the opinion of staff that they think the firms are offering some discounts to their rates. If their rates are too high to begin with, those discounts mean nothing. Without the Public knowing the hourly rates and schedules of the hourly rates for each of the lawyers involved in the retainer agreements, Vaughan residents have absolutely no idea if they are getting value for money. This at the very least should be included in the public report for the various firms being awarded the contracts. There should also be a provision that the legal firms are not hired for matters over \$25,000.00 unless specifically authorized by Council direction. Failing such a check and balance, we run the risk of out of control spending for external lawyers.

I respectfully request Council to do the following:

- <!--[if !supportLists]-->1. <!--[endif]-->Remove Aird and Berlis from the approved list as well as remove them from working on any current matters (specifically Rizmi).
- <!--[if !supportLists]-->2. <!--[endif]-->A \$25,000.00 limit on staff discretion should also be implemented. Anything above that should require Council authorization.
- <!--[if !supportLists]-->3. <!--[endif]-->Any renewals past the 2 years, is at the sole discretion of Council, not staff.
- <!--[if !supportLists]-->4. <!--[endif]-->I also request the balance of the report be deferred and brought back with a full and detailed schedule of hourly rates of each lawyer by name and years of experience being provided to the City by the successful bidders so that Vaughan residents have the opportunity to provide their opinions on value

for tax dollars. Also, any other "benefits" to the City such as training as mentioned, needs to be specifically outlined.

I do plan on attending council to speak to this matter and hope Council members will support these requests.

-Antony.

Founder Time For Change Vaughan

Antony Niro
Maplewood Ravines Community
333 Laurentian Blvd.
Maple, ON
L6A 2V3
(416) 846-6476
Antony.niro@gmail.com

August 9, 2011

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

Re: Rizmi Gravel Pit

This letter is addressed to you as the local councillor most concerned with the above-referenced matter, with copies furnished to a number of other Council members: the three Local/Regional Councillors, Deb Schulte, Michael Di Biase, and Gino Rosati, as well as the Mayor. As the adjoining ward councillor, Sandra Racco, has an indirect interest in this issue, I have copied her as well. Also, as the Rizmi/Milani Lands Working Group was struck to formulate a settlement, I am copying the chair of the group, Councillor Tony Carella. You and all of these other Council members are responsible to have this issue resolved.

You indicated that "We are further ahead than we have ever been before" in relation to shutting down the gravel pit and settling this once and for all. That is now very clearly not the case. It is time for change in the approach Vaughan should take in resolving this issue.

I have been involved since 2003 and am Party to the OMB Hearing. I have made contact and asked various parties (Region, City, Landowner) for guidance on how to resolve this and in my opinion, we are no closer to a resolution than we were two years ago. In fact, the City's current approach has been to defer to legal advice for guidance and fight this out in court and the OMB where we have done nothing but lose! From that perspective, we are farther behind.

On June 22, I met with Bruce Macgregor, CAO of the Region of York. Mr. Macgregor placed a substantial amount of responsibility on the Province as the key decision maker. I would agree with him insofar as they need to implement a decision. However, the political force behind a solution can only be the local municipality. Further, in discussing the provincial role, he said the "Stay" needs to be lifted by the Province in order to be able to have this resolved through the OMB via a facilitator or mediator.

The lifting of the Stay would allow for a process to continue at the OMB. However, I do not think lifting the Stay, absent of an agreed-upon settlement by all the parties is beneficial at this point in the negotiations. It may be the only solution should we not be able to agree on a settlement. We may be perilously close to that point, but I am not willing to concede that the Parties cannot agree quite yet.

The landowner has provided me with minutes to a settlement discussion between the consultants that recently took place. I have attached them below. The minutes clearly indicate a serious problem and a starkly contrasting opinion quite at variance with the assurances given to me by you and other members of council.

I can gather based on the minutes and discussions that the barrier to a solution is mostly tied to some environmental concerns. In response to that, the landowner has hired an environmental consultant, who presumably walked and mapped every inch of the site for environmental features. He supports the environmental/development boundaries as indicated on Rizmi proposal to settle. The City and Region apparently disagree with those boundaries. I am not an environmental expert so I don't know who is right. However, one might conclude that the most recent up-to-date site specific investigative report done by the landowner's expert might be more credible than some outdated higher level non-site-specific study that the Region and the City are relying upon.

City and Regional staff have provided their professional opinions about the development proposals on these lands and as a Professional Engineer myself, I understand the professional difficulty that may arise when forced to reconsider a previous opinion. Such reconsideration might attack my credibility as a professional. For example, it is likely inappropriate for the City or the Region to put their internal planners or environmental experts on the stand at the OMB and provide an opinion in support of the settlement proposal as they have already indicated

publicly that they are opposed to any development whatsoever. Their credibility would come into question.

The current process is failing and it must stop. If the intent is to resolve this matter, which you clearly indicated to me and my community during the election, then you will take the necessary steps to champion this effort. Whatever the Working Group has done to date appears to have been unsuccessful.

Three Key Changes Needed

We need a change and it is logical now to request a change to three key players to bring new perspective to solving this issue.

1. New Environmental Expert
2. New Planning Consultants
3. New Legal Advisers

The landowner has a professional environmental expert. I think the City needs one too. This expert can provide a peer review of the field work and conclusions of the landowner's expert and be able to advise us from a fresh and unrestricted perspective whether or not the development boundaries as proposed are reasonable. If he or she concludes that they are unreasonable, then we will have a credible negotiating position against the landowner that they are being too aggressive. If not, we will be able to decide with confidence that their proposal is backed up by environmental science.

The second new team member we need is a planner. The current planning teams are diametrically opposed to one another's positions. As you have told me in the past, this is a VERY complex issue and needs very experienced, creative professionals to solve it. The current planning team at the City and Region, as already stated, are unable to change their professional opinions, and further, likely don't have the specialized creative skill set required for this solution. Perhaps it is the same scenario as the City Hall cost overruns. Let's avoid making the same mistakes by hiring the right "skill set" now before it is too late.

The last new member of the team should obviously be new legal counsel. I am very adamant about this point for numerous reasons. Past council members misrepresented to our community that we were winning in court and the OMB and therefore convinced us Aird and

Berelis was the firm best suited to represent our community's interest. After further investigation, and many added decisions by the court, we realize that Aird and Berelis has done nothing but lose. They have yet to win ONE thing in court/OMB and cost us taxpayers likely over a \$1 million to date, not to mention the fact that we are in a very poor negotiating position. They have brought absolutely nothing to the table and only hurt us.

Secondly, it is alleged that Jane Pepino from Aird and Berelis may be implicated in the \$150 million lawsuit the landowner has filed. She is specifically named in the affidavits of Cam Milani and Bernie Divona as giving advice to City staff to close the transitional files subject to that litigation. See attached excerpts from the affidavits. I might suggest that if significant damages are awarded against the City in relation to that lawsuit and if the allegations that Aird and Berelis are implicated in closing those files are in fact proven, then the City would be in a very awkward position. The firm is in a clear conflict of interest and cannot possibly represent the best interests of the City or the community properly. New and unbiased representation is needed.

Lastly, attached you will find excerpts from a letter written by Aird and Berlis on an Oak Ridges Moraine transitional matter in Richmond Hill **IN SUPPORT** of development based on those transitional provisions and OMB decision from 2003 in favour of that landowner. Those facts are very similar to the facts surrounding the Rizmi lands and their OMB decision. Why has Aird and Berlis not brought this to the attention of Vaughan Council? Oak Ridges Moraine transitional issues are not unfamiliar to the law firm and they should have provided you with their creative legal precedents in other jurisdictions where they were successful in arguing transitional vesting for a solution. I find this omission telling in either their ability or motivations. In either circumstance, they are not properly representing the interests of our community and, in fact, all of the residents of Vaughan.

In conclusion.

The Working Group needs to take control of this negotiation, in the interests of a political solution, not a staff solution. Negotiations are falling apart at the hands of the current staff and professional representation for the reasons spelled out above. I request the Working Group form this new team immediately and stave off "the VERY negative report" that the Region wants to author in September or October. This new team could also represent the interests of the

Region for the same reasons and help to save costs for both parties. Please let me know when I can be introduced to our new representation.

Marilyn, I need not add that your credibility as a representative of this community hinges on the resolution of these issues. As it stands now, it looks as if nothing has or will change, except that a potentially disastrous lawsuit and gravel pit will go forward. Time is running out. The Regional Planning report may be a point of no return to the bargaining table. This matter is in your hands...

Yours Truly,

Antony Niro P.Eng.
Maplewood Ravines Community

Cc: Mayor and Members of Council
Rizmi Holdings Limited., Jeff Davies
TRCA, Jose Matera
Region of York, Bill Fisch
Mapledowns Golf and Country Clube
Woodland Acres Ratepayers Association

Subject:

FW: Batch Plant and Gravel Pit Type Use App
Whole

<u>C 9</u> COMMUNICATION CW - <u>Feb 28/12</u> ITEM - <u>25</u>
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From: Antony Niro TimeForChangeVaughan [<mailto:antony.niro@timeforchangevaughan.ca>]

Sent: Saturday, February 25, 2012 2:08 PM

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

Cc: Clerks@vaughan.ca; Caroline Grech

Subject: Batch Plant and Gravel Pit Type Use Application - February 28th Committee of the Whole

Dear Council Members,

Late Thursday night I saw an addendum item to the February 28th Committee of the Whole meeting adding the "Batch Plant and Gravel Pit Type Use" Application in the Rural Area of Vaughan fronting on Hwy 400 onto the agenda. I see the original Committee of the Whole recommendation to defer that item to April was overturned at Council 4 days ago. I am disappointed in Council's decision.

The original deferral motion from Committee, as I understood it after my deputation that day on the item, was intended to give the public time to digest the report, meet with staff and council members and inform my community members and those that are affected by this application. Over the past few weeks I have started that process. I have met with the local councillor Iafrate and Regional Councillor Schulte and Grant Director of Planning. Staff's opinions are apparently based on some OMB decision in Western Vaughan for a Transport Truck Terminal near the Intermodal facility. I have repeatedly requested all the information from staff on that OMB Decision, but as of yet have not received anything but editorial emails with no documents. It appears there is no direct correlation between the OMB decision and the Batch Plant application.

The point here is that the original deferral motion was intended to provide me with some time to accomplish these things. I have started the process, but am far from completing it. For Council to not only overturn the deferral motion, but also fail to even inform the beneficiary of the deferral motion to begin with of that change is disappointing.

I do intend on attending Committee to speak to this item again. I wanted however, to inform Councillors that I do plan on sending a newsletter to North Maple, Block 12 and North Central Maple residents informing them of Council decision on this application. I request a recorded vote so residents know if their elected official support "Gravel Pit Type Uses". This may not be extraction, but it operates like a Gravel Pit for all effective purposes by shipping aggregates in and out along with the other accessory type uses like Mixing and Batch Plants, outside storage and truck traffic that will only increase over time and be a stain on our image. There won't even be a buffer on the 400 hwy blocking the unsightly visual this will provide to people enter Vaughan from the north.

Residents of Maple have fought these types of uses for decades along Keele Street, the Keele Valley Dump Site and obviously most currently the Rizmi Pit. For Council to support the approval (even temporarily) of this use is completely contrary not only to elected promises, but against good political and planning judgment. The official plan 637 prohibits outside storage in this area. Period. No question about it. Staff has already said this

will open the door for more obnoxious uses to open up all along the 400. This will set the wrong precedent for our City.

This is a prime example as to why we need a 6th Rural Ward because elected officials don't seem to give such uses in low populated areas the attention they deserve. Their obnoxious uses are dumped into our area because they think it doesn't affect enough people to matter so let's let it go. That is just plain wrong.

As the Founder of Time for Change Vaughan, a board member of numerous ratepayer associations, a past President of the Maplewood Ravines Community Association and a strong advocate for the rural voice, I have an obligation to inform our residents where our elected official stand on these matters.

I urge Council to turn this application down and vote against it. If you think this applicant will win at the OMB, then let them prove their case in front of that Board. I think they will lose because they do not meet the general intent of Plan (OPA 637) which is a condition of the approval of a temporary zoning by law. The Plan clearly states outside storage is specifically prohibited. Your recorded vote on the matter will be broadcast to the community.

-Antony.

Antony Niro, P.Eng.
Founder Time For Change Vaughan

Subject:

FW: Council Meeting Feb 28th/2012 - Royal Pine
AMENDMENT FILE OP.06.002 & ZONING BY-LAW

<u>C 10</u> COMMUNICATION CW - <u>Feb 28/12</u> ITEM - <u>22</u>

From: Verrilli, Leo [<mailto:Leo.Verrilli@dpsg.com>]

Sent: Sunday, February 26, 2012 10:19 PM

To: 'markfazari@rogers.com'; Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; DeFrancesca, Rosanna; Clerks@vaughan.ca; Jeffers, Judy; MacKenzie, John

Cc: 'danielafazari@rogers.com'; 'vsoares@controlfiresystems.com'; 'marco.corrente@me.com'; 'jrusso@stitches.ca'; 'rofaiel@hotmail.com'; 'fgrosso@yahoo.com'; 'sagozzino@ellisdon.com'; 'monicherry@hotmail.com'; 'abellomo@kpmg.ca'; 'thecostanzos@rogers.com'; 'chris_chatkiewicz@hotmail.com'; 'griniz27@hotmail.com'; 'moconesi@295.ca'; 'Tim.Sorochinsky@urs.com'

Subject: Re: Council Meeting Feb 28th/2012 - Royal Pine Application OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005

We are very disappointed with the City Planners to endorse this and similar to my fellow neighbours, we will be joining the petition along with the rest of our neighbors which strongly disagrees with the OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005.

Leo & Carmela Verrilli
240 Via Teodoro

From: MARK FAZARI [<mailto:markfazari@rogers.com>]

Sent: Sunday, February 26, 2012 10:27 AM

To: MARK FAZARI <markfazari@rogers.com>; maurizio.bevilacqua@vaughan.ca <maurizio.bevilacqua@vaughan.ca>; gino.rosati@vaughan.ca <gino.rosati@vaughan.ca>; michael.dibiase@vaughan.ca <michael.dibiase@vaughan.ca>; deb.schulte@vaughan.ca <deb.schulte@vaughan.ca>; Rosanna.DeFrancesca@vaughan.ca <Rosanna.DeFrancesca@vaughan.ca>; clerks@vaughan.ca <clerks@vaughan.ca>

Cc: Verrilli, Leo; Daniela Fazari. <danielafazari@rogers.com>; vsoares@controlfiresystems.com <vsoares@controlfiresystems.com>; marco.corrente@me.com <marco.corrente@me.com>; jrusso@stitches.ca <jrusso@stitches.ca>; rofaiel@hotmail.com <rofaiel@hotmail.com>; fgrosso@yahoo.com <fgrosso@yahoo.com>; sagozzino@ellisdon.com <sagozzino@ellisdon.com>; monicherry@hotmail.com <monicherry@hotmail.com>; abellomo@kpmg.ca <abellomo@kpmg.ca>; thecostanzos@rogers.com <thecostanzos@rogers.com>; chris_chatkiewicz@hotmail.com <chris_chatkiewicz@hotmail.com>; griniz27@hotmail.com <griniz27@hotmail.com>; moconesi@295.ca <moconesi@295.ca>; Tim.Sorochinsky@urs.com <Tim.Sorochinsky@urs.com>

Subject: Council Meeting Feb 28th/2012 - Royal Pine Application OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005

Mark & Daniela Fazari
239 Via Teodoro
Woodbridge Ontario, L4H 0X6

We are writing to provide comment for the Council Meeting Feb 28th/2012 - Royal Pine Application OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005 as we will likely not be able to attend and provide comment in person.

We understand that there is now staff report available regarding the above mentioned application, and we are very disappointed to read that this report was in favour of the application and recommends it for approval. We disagree with all aspects of this application and any suggestion by the applicant to re-zone these land to High Density Residential on the bases of the the below points.

- The fact that for both the current Official Plan and the new Official Plan, currently in the approval stages, list this land as no more than low density residential containing at most single family dwellings. This is evident in the fact that the current infrastructure in the area, including roads, walkways, traffic, would not support this type of building and concentration of residence. This is also evident in the both the Environmental and Visual impact to the surrounding residential areas adjacent to the proposed site, both in Vellore Village and those on Woodend Place.
- The fact that the residents in the area feel as though we have been misrepresented by our rate payers association - East Woodbridge(EWCA), as mentioned in the below email sent on June 15th 2011 following the Council Meeting June 14th 2011, at which the EWCA supported the application.
 - This is apparent in the fact that there was a meeting held by Councillor DeFrancesca at the Vellore Village Community Centre on June 1st 2011, which members of the EWCA were in attendance, and approximately 80 to 100 residents in the area unanimously disagreed with the application. We would like to add that at no time during this meeting on June 1st 2011 did anyone from the EWCA comment on support for the application.
 - It was also evident in the show of disagreement by residents at the council meeting on June 14th 2011.
 - At no time were residents in the area contacted by the EWCA for this issue or any other issue in the 2.5 years living in the area.
- The Visual Impact Study completed by Royal Pine did not fully represent the full impact of a building of this size. The study was completed at a time when the trees in the area were in full bloom, therefore negating the fact that 6 months of the year there is complete transparency through the forest between the residences on both Via Teodoro and Woodend Place. Also the mechanism used to demonstrate the visual impact was a small narrow crane that does not measure up to or come close to the size and girth of the proposed building.
- This application and the approval of it will affect future applications for the adjacent lands on both the north and south corners of Major MacKenzie and Pine Valley Drive and those on Major MacKenzie between Pine Valley drive and Woodend Place. Of which none are listed as future high density areas according to both the old and new official plan. This application and the approval of it would lead to a greater chance of further Re-Zoning applications for these lands and increased density in the area. There are areas designated for growth in the area according to both the new and old Official Plans and these areas are not them, we ask that Council abide by that.

In October 2010 the residents in Vaughan voted for change in our community which is evident in the council we have today. We don't want to see misuse of our tax dollars in any form. We disagree with wasted money in the development of an Official Plan that can change with the submission of any application, especially with the implications and scope of the application at hand.

We still invite members of council to set up a community meeting with residents within its boundaries, specifically those in the area listed above who are directly affected by the proposed plan to truly gauge the opinions of residents. Only after this can an opinion be provided to council representing the residents in the area.

Regardless of the outcome of this proposal, Council should be provided with proper information that is representative of the residents affected.

Thank you

Mark and Daniela Fazari

From: MARK FAZARI <markfazari@rogers.com>

To: carlodefrancesca@ewca.ca; maurizio.bevilacqua@vaughan.ca; gino.rosati@vaughan.ca;

michael.dibiase@vaughan.ca; deb.schulte@vaughan.ca; Rosanna.DeFrancesca@vaughan.ca; clerks@vaughan.ca

Cc: Leo.Verrilli@dpsg.com; Mark Fazari <markfazari@rogers.com>; Daniela Fazari. <daniela fazari@rogers.com>

Sent: Wednesday, June 15, 2011 11:13:09 AM

Subject: EWCA Misrepresentation at Council Meeting 6/14/2011 - RE:Z.06.005

I was very disappointed last night to hear the deputation of representatives of the East Woodbridge Community Association (EWCA) endorsing and supporting the proposed plan and application by Royal Pine Homes -

OFFICIAL PLAN AMENDMENT FILE OP.06.002

ZONING BY-LAW AMENDMENT FILE Z.06.005.

As mentioned in my deputation last night, I had the opportunity in recent weeks to talk to many residents within the boundaries of Via Campanile - west to Pine Valley Dr, Davos - north to Via Teodoro. This area is directly south of the proposed site of development, and one of the areas that would be directly affected. I was not surprised to learn that none of the residents I spoke to were in favour of the application. However, given this information, and the endorsement from members of the EWCA, I would have to assume that residents in the area listed above were not contacted by the EWCA to provide opinion.

I invite members of the EWCA to set up a community meeting with residents within its boundaries, specifically those in the area listed above who are directly affected by the proposed plan, and include members of council to truly gauge the opinions of residents. Only after this can an opinion be provided to council by the EWCA representing the residents in the area

Regardless of the outcome of this proposal, Council should be provided with proper information that is representative of the residents affected.

Thank you
Mark Fazari



Let's Play! We're donating \$15 million to build or fix up 2,000 playgrounds. And 5 million kids will be jumping for joy. Join us at LetsPlay.com.

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Subject:

FW: Council Meeting Feb 28th/2012 - Royal Pi
AMENDMENT FILE OP.06.002 & ZONING BY-L

C 11	
COMMUNICATION	
CW -	Feb 28/12
ITEM -	22

From: Leo Verrilli [mailto:leo.verrilli@sympatico.ca]

Sent: Sunday, February 26, 2012 12:31 PM

To: Jeffers, Judy; Uyeyama, Grant; Ciafardoni, Joy; MacKenzie, John; DevelopmentPlanning@vaughan.ca; Shefman, Alan; Carella, Tony; Iafrate, Marilyn; Racco, Sandra; Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; DeFrancesca, Rosanna

Subject: Council Meeting Feb 28th/2012 - Royal Pine Application OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005

I am writing to provide comment for the Council Meeting Feb 28th/2012 - Royal Pine Application OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005 as we will likely not be able to attend and provide comment in person.

We are very disappointed to hear that the City issued out their report in favour of the application and recommends it for approval. We disagree with all aspects of this application and any suggestion by the applicant to re-zone these land to High Density Residential.

Why develop an OPA and spend millions of taxpayers' money and time only to have it changed? This is a complete waste of time.

There are many areas in Vaughan already designated for Medium to High Density intensification, this area is not one of them.

We ask that Royal Pine Homes kindly re-work their plan and stick to the guidelines allowed – a low density building that conforms and in its uniformity to the homes that currently exist respecting its surroundings.

Thank you

Leo & Carmela Verrilli
240 Via Teodoro
Woodbridge, ON
L4H 0X6

C 12
COMMUNICATION
CW - Feb 28/12
ITEM - 22

Subject: FW: OFFICIAL PLAN AMENDMENT FILE
FILE Z.06.005.

From: Monica C [<mailto:monicherry@hotmail.com>]
Sent: Monday, February 27, 2012 9:46 AM
To: Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; DeFrancesca, Rosanna; Clerks@vaughan.ca;
Jeffers, Judy; MacKenzie, John; Iafrate, Marilyn; Shefman, Alan; Carella, Tony; Racco, Sandra
Subject: OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005.

Please let it be noted and considered that we too are in disagreement with the proposed plan and are working on a petition from all neighbours which strongly disagrees with the OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005.

Adam and Monica Caschera
235 Via Teodoro
Vaughan, ON L4H 0X6

Subject:

FW: Council Meeting Feb 28th/2012 - Roy.
AMENDMENT FILE OP.06.002 ZONING BY-

C 13
COMMUNICATION
CW - Feb 28/12
ITEM - 22

From: Bellomo, Anthony [mailto:abellomo@kpmg.ca]

Sent: Monday, February 27, 2012 10:00 AM

To: MARK FAZARI; Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; DeFrancesca, Rosanna; Clerks@vaughan.ca; Iafrate, Marilyn; Carella, Tony; Racco, Sandra

Cc: Leo.Verrilli@dpsg.com; Daniela Fazari.; ysoares@controlfiresystems.com; marco.corrente@me.com; jrusso@stitches.ca; rofaiel@hotmail.com; fgrosso@yahoo.com; sagozzino@ellisdon.com; monicherry@hotmail.com; thecostanzos@rogers.com; chris_chatkiewicz@hotmail.com; griniz27@hotmail.com; moconesi@295.ca; Tim.Sorochinsky@urs.com; Stephanie Bellomo

Subject: RE: Council Meeting Feb 28th/2012 - Royal Pine Application OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005

We are very disappointed that Vaughan planning staff recommended approval for the proposed redevelopment. We would have thought that the underlying criteria to approve this application would have been the Official Plan(s) as it is the City's responsibility to uphold and defend the Official Plan(s). The Official Plan(s) policies were professionally prepared, reviewed in mandatory public process with comments and contribution by residents and approved by City council. We are shocked and concerned how this fundamental criteria can be overlooked by planning staff and recommending approval. The Official Plan(s) have already addressed areas for residential intensification and the Pine Valley Dr. south of Major Mackenzie Dr. **was not** one of the areas.

At the conclusion of the June 14th Public Meeting it was passed to move forward with Ward 3 community meetings that included councillors and local ratepayers associations to address this issue and to my knowledge this meeting never occurred. Again, another blatant disregard to the Vaughan residents impacted by this decision.

Also, as pointed out in an earlier email, I trust Councillor Rosanna DeFrancesca would not participate in the elected officials vote on this issue due to her perceived conflict of interest.

Please let it be noted and considered that we too are in disagreement with the proposed plan and are working on a petition from all neighbours which strongly disagrees with the OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005.

Anthony and Stephanie Bellomo
225 Via Teodoro, Woodbridge, ON L4H 0X6

Any tax advice herein is based on the facts provided to us and on current tax law including judicial and administrative interpretation. Tax law is subject to continual change, at times on a retroactive basis and may result in incremental taxes, interest or penalties. Should the facts provided to us be incorrect or incomplete or should the law or its interpretation change, our advice may be

inappropriate. We are not responsible for updating our advice for changes in law or interpretation after the date hereof. The advice or other information provided herein is confidential and may be privileged and is for the sole use of KPMG's client. The advice is based on the specific facts and circumstances and the scope of KPMG's engagement and associated terms of engagement as the case may be and is not intended to be relied upon by any other person. KPMG disclaims any responsibility or liability for any reliance that any person other than the client may place on this advice. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful.

Subject:

FW: Council Meeting Feb 28th/2012 - Royal
AMENDMENT FILE OP.06.002 ZONING BY-L

C 14
COMMUNICATION
CW - Feb 28/12
ITEM - 22

From: MARK FAZARI [<mailto:markfazari@rogers.com>]

Sent: Sunday, February 26, 2012 11:27 AM

To: MARK FAZARI; Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; DeFrancesca, Rosanna; Clerks@vaughan.ca

Cc: Leo.Verrilli@dpsg.com; Daniela Fazari.; ysoares@controlfiresystems.com; marco.corrente@me.com; jrusso@stitches.ca; rofaiel@hotmail.com; fgrosso@yahoo.com; sagozzino@ellison.com; monicherry@hotmail.com; abellomo@kpmg.ca; thecostanzos@rogers.com; chris_chatkiewicz@hotmail.com; griniz27@hotmail.com; moconesi@295.ca; Tim.Sorochinsky@urs.com

Subject: Council Meeting Feb 28th/2012 - Royal Pine Application OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005

Mark & Daniela Fazari
239 Via Teodoro
Woodbridge Ontario, L4H 0X6

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We understand that there is now staff report available regarding the above mentioned application, and we are very disappointed to read that this report was in favour of the application and recommends it for approval. We disagree with all aspects of this application and any suggestion by the applicant to re-zone these land to High Density Residential on the bases of the the below points.

- The fact that for both the current Official Plan and the new Official Plan, currently in the approval stages, list this land as no more that low density residential containing at most single family dwellings. This is evident in the fact that the current infrastructure in the area, including roads, walkways, traffic, would not support this type of building and concentration of residence. This is also evident in the both the Environmental and Visual impact to the surrounding residential areas adjacent to the proposed site, both in Vellore Village and those on Woodend Place.
- The fact that the residents in the area feel as though we have been misrepresented by our rate payers association - East Woodbridge(EWCA), as mentioned in the below email sent on June 15th 2011 following the Council Meeting June 14th 2011, at which the EWCA supported the application.
 - This is apparent in the fact that there was a meeting held by Councillor Defrancesca at the Vellore Village Community Centre on June 1st 2011, which members of the EWCA were in attendance, and approximately 80 to 100 residents in the area unanimously disagreed with the application. We would like to add that at no time during this meeting on June 1st 2011 did anyone from the EWCA comment on support for the application.
 - It was also evident in the show of disagreement by residents at the council meeting on June 14th 2011.
 - At no time were residents in the area contacted by the EWCA for this issue or any other issue in the 2.5 years living in the area.

- The Visual Impact Study completed by Royal Pine did not fully represent the full impact of a building of this size. The study was completed at a time when the trees in the area were in full bloom, therefore negating the fact that 6 months of the year there is complete transparency through the forest between the residences on both Via Teodoro and Woodend Place. Also the mechanism used to demonstrate the visual impact was a small narrow crane that does measure up to or come close to the size and girth of the proposed building.
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In October 2010 the residents in Vaughan voted for change in our community which is evident in the council we have today. We don't want to see misuse of our tax dollars in any form. We disagree with wasted money in the development of an Official Plan that can change with the submission of any application, especially with the implications and scope of the application at hand.

We still invite members of council to set up a community meeting with residents within its boundaries, specifically those in the area listed above who are directly affected by the proposed plan to truly gauge the opinions of residents. Only after this can an opinion be provided to council representing the residents in the area.

Regardless of the outcome of this proposal, Council should be provided with proper information that is representative of the residents affected.

Thank you

Mark and Daniela Fazari

From: MARK FAZARI <markfazari@rogers.com>

To: carlodefrancesca@ewca.ca; maurizio.bevilacqua@vaughan.ca; gino.rosati@vaughan.ca;

michael.dibiase@vaughan.ca; deb.schulte@vaughan.ca; Rosanna.DeFrancesca@vaughan.ca; clerks@vaughan.ca

Cc: Leo.Verrilli@dpsg.com; Mark Fazari <markfazari@rogers.com>; Daniela Fazari. <daniela fazari@rogers.com>

Sent: Wednesday, June 15, 2011 11:13:09 AM

Subject: EWCA Misrepresentation at Council Meeting 6/14/2011 - RE:Z.06.005

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OFFICIAL PLAN AMENDMENT FILE OP.06.002

ZONING BY-LAW AMENDMENT FILE Z.06.005.

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Thank you
Mark Fazari

Subject:

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<u>C 15</u> COMMUNICATION CW - <u>Feb 28/12</u> ITEM - <u>22</u>

From: sagozzino@ellisdon.com [mailto:sagozzino@ellisdon.com]

Sent: Sunday, February 26, 2012 2:39 PM

To: markfazari@rogers.com

Cc: abellomo@kpmg.ca; chris_chatkiewicz@hotmail.com; Clerks@vaughan.ca; danielafazari@rogers.com; Schulte, Deb; fgrosso@yahoo.com; Rosati, Gino; griniz27@hotmail.com; jrusso@stitches.ca; Leo.Verrilli@dpsg.com; marco.corrente@me.com; markfazari@rogers.com; Bevilacqua, Maurizio; Di Biase, Michael; moconesi@295.ca; monicherry@hotmail.com; rofaiel@hotmail.com; DeFrancesca, Rosanna; thecostanzos@rogers.com; Tim.Sorochinsky@urs.com; vsoares@controlfiresystems.com

Subject: Re: Council Meeting Feb 28th/2012 - Royal Pine Application OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005

Please let it be noted that we too are in disagreement with the proposed plan and are working on a petition from all neighbours which strongly disagrees with the OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005

Stefanie and Anthony Agozzino
243 Via Teodoro, Woodbridge, ON L4H 0X6

-----MARK FAZARI <markfazari@rogers.com> wrote: -----

To: MARK FAZARI <markfazari@rogers.com>, "maurizio.bevilacqua@vaughan.ca" <maurizio.bevilacqua@vaughan.ca>, "gino.rosati@vaughan.ca" <gino.rosati@vaughan.ca>, "michael.dibiase@vaughan.ca" <michael.dibiase@vaughan.ca>, "deb.schulte@vaughan.ca" <deb.schulte@vaughan.ca>, "Rosanna.DeFrancesca@vaughan.ca" <Rosanna.DeFrancesca@vaughan.ca>, "clerks@vaughan.ca" <clerks@vaughan.ca>

From: MARK FAZARI <markfazari@rogers.com>

Date: 02/26/2012 11:27AM

Cc: "Leo.Verrilli@dpsg.com" <Leo.Verrilli@dpsg.com>, "Daniela Fazari." <danielafazari@rogers.com>, "vsoares@controlfiresystems.com" <vsoares@controlfiresystems.com>, "marco.corrente@me.com" <marco.corrente@me.com>, "jrusso@stitches.ca" <jrusso@stitches.ca>, "rofaiel@hotmail.com" <rofaiel@hotmail.com>, "fgrosso@yahoo.com" <fgrosso@yahoo.com>, "sagozzino@ellisdon.com" <sagozzino@ellisdon.com>, "monicherry@hotmail.com" <monicherry@hotmail.com>, "abellomo@kpmg.ca" <abellomo@kpmg.ca>, "thecostanzos@rogers.com" <thecostanzos@rogers.com>, "chris_chatkiewicz@hotmail.com" <chris_chatkiewicz@hotmail.com>, "griniz27@hotmail.com" <griniz27@hotmail.com>, "moconesi@295.ca" <moconesi@295.ca>, "Tim.Sorochinsky@urs.com" <Tim.Sorochinsky@urs.com>

Subject: Council Meeting Feb 28th/2012 - Royal Pine Application OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005

Mark & Daniela Fazari
239 Via Teodoro
Woodbridge Ontario, L4H 0X6

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Thank you

Mark and Daniela Fazari

From: MARK FAZARI <markfazari@rogers.com>

To: carlodefrancesca@ewca.ca; maurizio.bevilacqua@vaughan.ca; gino.rosati@vaughan.ca;

michael.dibiase@vaughan.ca; deb.schulte@vaughan.ca; Rosanna.DeFrancesca@vaughan.ca; clerks@vaughan.ca

Cc: Leo.Verrilli@dpsg.com; Mark Fazari <markfazari@rogers.com>; Daniela Fazari. <danielafazari@rogers.com>

Sent: Wednesday, June 15, 2011 11:13:09 AM

Subject: EWCA Misrepresentation at Council Meeting 6/14/2011 - RE:Z.06.005

I was very disappointed last night to hear the deputation of representatives of the East Woodbridge Community Association (EWCA) endorsing and supporting the proposed plan and application by Royal Pine Homes -

OFFICIAL PLAN AMENDMENT FILE OP.06.002

ZONING BY-LAW AMENDMENT FILE Z.06.005.

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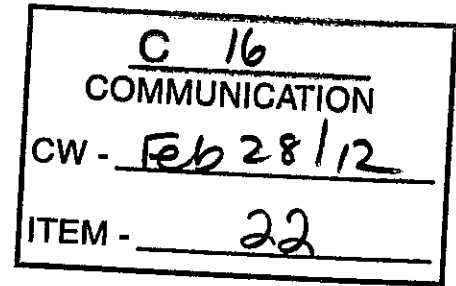
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Mark Fazari

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Subject:FW: Council Meeting Feb 28th/2012 - Roya
AMENDMENT FILE OP.06.002 ZONING BY-I

From: Romino & Tanya [<mailto:thecostanzos@rogers.com>]**Sent:** Sunday, February 26, 2012 3:10 PM**To:** sagozzino@ellisdon.com; markfazari@rogers.com**Cc:** abellomo@kpmg.ca; chris_chatkiewicz@hotmail.com; Clerks@vaughan.ca; danielafazari@rogers.com; Schulte, Deb; fgrosso@yahoo.com; Rosati, Gino; griniz27@hotmail.com; jrusso@stitches.ca; Leo.Verrilli@dpsq.com; marco.corrente@me.com; markfazari@rogers.com; Bevilacqua, Maurizio; Di Biase, Michael; moconesi@295.ca; monicherry@hotmail.com; rofaiel@hotmail.com; DeFrancesca, Rosanna; Tim.Sorochinsky@urs.com; vsoares@controlfiresystems.com**Subject:** RE: Council Meeting Feb 28th/2012 - Royal Pine Application OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005

We are extremely disappointed with our ward member Rosanna DeFrancesca and council who are in favour of this motion for not representing the homeowners best interest and views. In addition, the conflict of interest involved with the rate payers Association Carlo DeFrancesca and his relationship with councilor Rosanna DeFrancesca, is not ethical - especially that one is in favour of the building and the other is supposed to be representing our so called voices....how can this be allowed??? Also, the official plans in place should be followed.....how can the city of Vaughan spend so much money to establish an official plan and yet simply proceed to change it??? We are taxpayers that should be respected and represented for our fair interests....we paid a premium for our lot based on the fact that the land behind our house was **officially** planned as "low density". We expect council to follow the official plan that was put in place.

Please let it be noted and considered that we too are in disagreement with the proposed plan and are working on a petition from all neighbours which strongly disagrees with the OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005.

Romino and Tanya Costanzo
247 Via Teodoro, Woodbridge, ON L4H 0X6

From: sagozzino@ellisdon.com [<mailto:sagozzino@ellisdon.com>]**Sent:** Sunday, February 26, 2012 2:39 PM**To:** markfazari@rogers.com**Cc:** abellomo@kpmg.ca; chris_chatkiewicz@hotmail.com; clerks@vaughan.ca; danielafazari@rogers.com; deb.schulte@vaughan.ca; fgrosso@yahoo.com; gino.rosati@vaughan.ca; griniz27@hotmail.com; jrusso@stitches.ca; Leo.Verrilli@dpsq.com; marco.corrente@me.com; markfazari@rogers.com; maurizio.bevilacqua@vaughan.ca; michael.dibiase@vaughan.ca; moconesi@295.ca; monicherry@hotmail.com; rofaiel@hotmail.com; Rosanna.DeFrancesca@vaughan.ca; thecostanzos@rogers.com; Tim.Sorochinsky@urs.com; vsoares@controlfiresystems.com**Subject:** Re: Council Meeting Feb 28th/2012 - Royal Pine Application OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005

Please let it be noted that we too are in disagreement with the proposed plan and are working on a petition from all neighbours which strongly disagrees with the OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005

Stefanie and Anthony Agozzino
243 Via Teodoro, Woodbridge, ON L4H 0X6

-----MARK FAZARI <markfazari@rogers.com> wrote: -----

To: MARK FAZARI <markfazari@rogers.com>, "maurizio.bevilacqua@vaughan.ca" <maurizio.bevilacqua@vaughan.ca>, "gino.rosati@vaughan.ca" <gino.rosati@vaughan.ca>, "michael.dibiase@vaughan.ca" <michael.dibiase@vaughan.ca>, "deb.schulte@vaughan.ca" <deb.schulte@vaughan.ca>, "Rosanna.DeFrancesca@vaughan.ca" <Rosanna.DeFrancesca@vaughan.ca>, "clerks@vaughan.ca" <clerks@vaughan.ca>
From: MARK FAZARI <markfazari@rogers.com>
Date: 02/26/2012 11:27AM
Cc: "Leo.Verrilli@dpsg.com" <Leo.Verrilli@dpsg.com>, "Daniela Fazari." <danielafazari@rogers.com>, "vsoares@controlfiresystems.com" <vsoares@controlfiresystems.com>, "marco.corrente@me.com" <marco.corrente@me.com>, "jrusso@stitches.ca" <jrusso@stitches.ca>, "rofaiel@hotmail.com" <rofaiel@hotmail.com>, "fgrosso@yahoo.com" <fgrosso@yahoo.com>, "sagozzino@ellisdon.com" <sagozzino@ellisdon.com>, "monicherry@hotmail.com" <monicherry@hotmail.com>, "abellomo@kpmg.ca" <abellomo@kpmg.ca>, "thecostanzos@rogers.com" <thecostanzos@rogers.com>, "chris_chatkiewicz@hotmail.com" <chris_chatkiewicz@hotmail.com>, "griniz27@hotmail.com" <griniz27@hotmail.com>, "moconesi@295.ca" <moconesi@295.ca>, "Tim.Sorochinsky@urs.com" <Tim.Sorochinsky@urs.com>
Subject: Council Meeting Feb 28th/2012 - Royal Pine Application OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005

Mark & Daniela Fazari
239 Via Teodoro
Woodbridge Ontario, L4H 0X6

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- The fact that for both the current Official Plan and the new Official Plan, currently in the approval stages, list this land as no more that low density residential containing at most single family dwellings. This is evident in the fact that the current infrastructure in the area, including roads, walkways, traffic, would not support this type of building and concentration of residence. This is also evident in the both the Environmental and Visual impact to the surrounding residential areas adjacent to the proposed site, both in Vellore Village and those on Woodend Place.
- The fact that the residents in the area feel as though we have been misrepresented by our rate payers association - East Woodbridge(EWCA), as mentioned in the below email sent on June 15th 2011 following the Council Meeting June 14th 2011, at which the EWCA supported the application.
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Subject:

FW: Council Meeting Feb 28th/2012 - Royal Pine
AMENDMENT FILE OP.06.002 ZONING BY-LAW

<u>C 17</u> COMMUNICATION CW - <u>Feb 28/12</u> ITEM - <u>22</u>

From: Fabio [mailto:fgrosso@yahoo.com]

Sent: Sunday, February 26, 2012 3:26 PM

To: MARK FAZARI

Cc: Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; DeFrancesca, Rosanna; Clerks@vaughan.ca; Leo.Verrilli@dpsg.com; Daniela Fazari.; vsoares@controlfiresystems.com; marco.corrente@me.com; jrusso@stitches.ca; rofaiel@hotmail.com; sagozzino@ellisdon.com; monicherry@hotmail.com; abellomo@kpmg.ca; thecostanzos@rogers.com; chris_chatkiewicz@hotmail.com; griniz27@hotmail.com; moconesi@295.ca; Tim.Sorochinsky@urs.com

Subject: Re: Council Meeting Feb 28th/2012 - Royal Pine Application OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005

Please let it be noted and considered that we too are in disagreement with the proposed plan and will be joining the petition along with the rest of our neighbors which strongly disagrees with the OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005.

Fabio and Karina Grosso
232 Via Teodoro, Woodbridge, ON

On Feb 26, 2012, at 11:27 AM, MARK FAZARI <markfazari@rogers.com> wrote:

Mark & Daniela Fazari
239 Via Teodoro
Woodbridge Ontario, L4H 0X6

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AMENDMENT FILE OP.06.002 ZONING BY-LAW

C 18 COMMUNICATION CW - <u>Feb 28/12</u> ITEM - <u>22</u>
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From: John Russo [<mailto:jrusso@stitches.ca>]
Sent: Sunday, February 26, 2012 4:12 PM
To: markfazari@rogers.com; Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; DeFrancesca, Rosanna; Clerks@vaughan.ca
Cc: Leo.Verrilli@dpsg.com; danielafazari@rogers.com; vsoares@controlfiresystems.com; marco.corrente@me.com; rofaiel@hotmail.com; fgrosso@yahoo.com; sagozzino@ellisdon.com; monicherry@hotmail.com; abellomo@kpmg.ca; thecostanzos@rogers.com; chris_chatkiewicz@hotmail.com; griniz27@hotmail.com; moconesi@295.ca; Tim.Sorochinsky@urs.com
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John and Melissa Russo
236 Via Teodoro
Woodbridge, Ont

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From: MARK FAZARI [<mailto:markfazari@rogers.com>]
Sent: Sunday, February 26, 2012 11:27 AM
To: MARK FAZARI <markfazari@rogers.com>; maurizio.bevilacqua@vaughan.ca <maurizio.bevilacqua@vaughan.ca>; gino.rosati@vaughan.ca <gino.rosati@vaughan.ca>; michael.dibiase@vaughan.ca <michael.dibiase@vaughan.ca>; deb.schulte@vaughan.ca <deb.schulte@vaughan.ca>; Rosanna.DeFrancesca@vaughan.ca <Rosanna.DeFrancesca@vaughan.ca>; clerks@vaughan.ca <clerks@vaughan.ca>
Cc: Leo.Verrilli@dpsg.com <Leo.Verrilli@dpsg.com>; Daniela Fazari. <danielafazari@rogers.com>; vsoares@controlfiresystems.com <vsoares@controlfiresystems.com>; marco.corrente@me.com <marco.corrente@me.com>; John Russo; rofaiel@hotmail.com <rofaiel@hotmail.com>; fgrosso@yahoo.com <fgrosso@yahoo.com>; sagozzino@ellisdon.com <sagozzino@ellisdon.com>; monicherry@hotmail.com <monicherry@hotmail.com>; abellomo@kpmg.ca <abellomo@kpmg.ca>; thecostanzos@rogers.com <thecostanzos@rogers.com>; chris_chatkiewicz@hotmail.com <chris_chatkiewicz@hotmail.com>; griniz27@hotmail.com <griniz27@hotmail.com>; moconesi@295.ca <moconesi@295.ca>; Tim.Sorochinsky@urs.com <Tim.Sorochinsky@urs.com>
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Sent: Wednesday, June 15, 2011 11:13:09 AM

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I was very disappointed last night to hear the deputation of representatives of the East Woodbridge Community Association (EWCA) endorsing and supporting the proposed plan and application by Royal Pine Homes -

OFFICIAL PLAN AMENDMENT FILE OP.06.002

ZONING BY-LAW AMENDMENT FILE Z.06.005.

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Regardless of the outcome of this proposal, Council should be provided with proper information that is representative of the residents affected.

Thank you

Mark Fazari

Subject:

FW: Council Meeting Feb 28th/2012 - Royal Pine
AMENDMENT FILE OP.06.002 ZONING BY-LAW

<u>C 19</u> COMMUNICATION
CW - <u>Feb 28/12</u>
ITEM - <u>22</u>

From: The Rofaiels [<mailto:rofaiel@hotmail.com>]

Sent: Sunday, February 26, 2012 5:39 PM

To: markfazari@rogers.com; Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; DeFrancesca, Rosanna; Clerks@vaughan.ca

Cc: leo.verrilli@dpsg.com; danielafazari@rogers.com; vsoares@controlfiresystems.com; Marco; John Russo; Fabio Grosso; sagozzino@ellisdon.com; monicherry@hotmail.com; abellomo@kpmg.ca; thecostanzos@rogers.com; chris_chatkiewicz@hotmail.com; griniz27@hotmail.com; moconesi@295.ca; tim.sorochinsky@urs.com

Subject: RE: Council Meeting Feb 28th/2012 - Royal Pine Application OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005

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Ehab and Shereen Rofaiel

226 Via Teodoro
Woodbridge, ON
L4H 0X6

Date: Sun, 26 Feb 2012 08:27:13 -0800

From: markfazari@rogers.com

Subject: Council Meeting Feb 28th/2012 - Royal Pine Application OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005

To: markfazari@rogers.com; maurizio.bevilacqua@vaughan.ca; gino.rosati@vaughan.ca; michael.dibiase@vaughan.ca; deb.schulte@vaughan.ca; Rosanna.DeFrancesca@vaughan.ca; clerks@vaughan.ca

CC: Leo.Verrilli@dpsg.com; danielafazari@rogers.com; vsoares@controlfiresystems.com; marco.corrente@me.com; jrusso@stitches.ca; rofaiel@hotmail.com; fgrosso@yahoo.com; sagozzino@ellisdon.com; monicherry@hotmail.com; abellomo@kpmg.ca; thecostanzos@rogers.com; chris_chatkiewicz@hotmail.com; griniz27@hotmail.com; moconesi@295.ca; Tim.Sorochinsky@urs.com

Mark & Daniela Fazari
239 Via Teodoro
Woodbridge Ontario, L4H 0X6

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Thank you

Mark and Daniela Fazari

From: MARK FAZARI <markfazari@rogers.com>

To: carlodefrancesca@ewca.ca; maurizio.bevilacqua@vaughan.ca; gino.rosati@vaughan.ca;

michael.dibiase@vaughan.ca; deb.schulte@vaughan.ca; Rosanna.DeFrancesca@vaughan.ca; clerks@vaughan.ca

Cc: Leo.Verrilli@dpsg.com; Mark Fazari <markfazari@rogers.com>; Daniela Fazari. <danielafazari@rogers.com>

Sent: Wednesday, June 15, 2011 11:13:09 AM

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Subject:

FW: Council Meeting Feb 28th/2012 - Ro:
AMENDMENT FILE OP.06.002 ZONING BY

C 20
COMMUNICATION
CW - Feb 28/12
ITEM - 22

From: Marco Corrente [<mailto:marco.corrente@me.com>]

Sent: Sunday, February 26, 2012 6:02 PM

To: MARK FAZARI

Cc: Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; DeFrancesca, Rosanna; Clerks@vaughan.ca; Leo.Verrilli@dpsg.com; Daniela Fazari.; vsoares@controlfiresystems.com; jrusso@stitches.ca; rofaiel@hotmail.com; fgrosso@yahoo.com; sagozzino@ellisdon.com; monicherry@hotmail.com; abellomo@kpmg.ca; thecostanzos@rogers.com; chris_chatkiewicz@hotmail.com; griniz27@hotmail.com; moconesi@295.ca; Tim.Sorochinsky@urs.com

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Marco & Anna Corrente

244 Via Teodoro
Woodbridge, ON
L4H 0X6

Marco Corrente

Sent from my iPhone

On Feb 26, 2012, at 11:27 AM, MARK FAZARI <markfazari@rogers.com> wrote:

Mark & Daniela Fazari
239 Via Teodoro
Woodbridge Ontario, L4H 0X6

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Thank you

Mark and Daniela Fazari

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Cc: Leo.Verrilli@dpsg.com; Mark Fazari <markfazari@rogers.com>; Daniela Fazari. <danielafazari@rogers.com>

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Thank you
Mark Fazari

February 27, 2012

The Mayor & Members of Committee of the whole,
And the Mayor & Members of Council
City of Vaughan
2141 MajorMackenzie Drive
Vaughan Ont. L6A 1T1

<u>C 21</u>	
COMMUNICATION	
CW -	<u>Feb 28/12</u>
ITEM -	<u>22</u>

Re: Agenda item #22 / committee of Whole Mtg February 28th 2012
File OP.06.002 & Z.06.005 / 1668872 ONT. INC. Royal Pine Homes

Dear Sirs & Madams:

This letter is written extremely rushed as I feel the importance of the issue requires something be done to stop or at least postpone any approvals.

I have lived and raised 3 generations of my family in Vaughan. Watched the area grow and develop. I've supported the appropriate things that have improved the City and helped the youth and families who decided to move and raise children here.

I must oppose this absurd development so close to conservation lands and a facility that is educational to students and important to our city and to the Province of Ontario. You as an elected government have an obligation to uphold your commitment to the voters/residents to keep the best interest of our area at the forefront of your decisions. Not the big land developers who see only money signs, and pay off corrupt people to get ahead. Think about your ethical responsibility to this City and this particular parcel of land its vicinity to Kortright and the park lands and wildlife.

I oppose the plan, and think you should keep to the written Official Plan and what it stands for. Have meetings and hear from people, you will see what the area wants. I hope you will do what is right & not fold to pressure from builders and money.

Mrs. Norma Arnone
Woodbridge resident
40 Millwood Parkway - Woodbridge L4L 1A6

Norma Arnone

Subject: FW: Council Meeting Feb 28th/2012 - Roy AMENDMENT FILE OP.06.002 ZONING BY-

Importance: High

C 22
COMMUNICATION
CW - Feb 28/12
ITEM - 22

From: Vince Soares [mailto:VSoares@controlfiresystems.com]

Sent: Monday, February 27, 2012 8:07 AM

To: Bevilacqua, Maurizio

Cc: Leo.Verrilli@dpsg.com; 'Daniela Fazari.'; marco.corrente@me.com; jrusso@stitches.ca; rofaiel@hotmail.com; fgrosso@yahoo.com; sagozzino@ellisdon.com; monicherry@hotmail.com; abellomo@kpmg.ca; thecostanzos@rogers.com; chris_chatkiewicz@hotmail.com; griniz27@hotmail.com; moconesi@295.ca; Tim.Sorochinsky@urs.com; 'MARK FAZARI'; Rosati, Gino; Di Biase, Michael; Schulte, Deb; DeFrancesca, Rosanna; Clerks@vaughan.ca

Subject: RE: Council Meeting Feb 28th/2012 - Royal Pine Application OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005

Importance: High

Dear Mr Mayor

I would like to challenge the mayor to step up to the plate and stand behind his words!!! The citizens of the area have spoken loud and clear, although the interest of the developers in the past have always been pushed through without consideration for the impact on the infrastructure and concerns of the citizens, in the area, it has always been an afterthought. It is quite obvious the persons reviewing these plans have had only an interest!

"acclaimed for its responsible planning and economic leadership, admired for its environmental stewardship, renowned for its first class administration and transformed by the will of people to be agents of change, placing Vaughan at the forefront of 21st century cities capable of capturing the imagination of the world."

http://www.city.vaughan.on.ca/vaughan/council/mayor/mayor_bevilacqua_message.cfm

I am very disappointed with the City Planners to endorse this and similar to my fellow neighbours, we will be joining the petition along with the rest of our neighbors which strongly disagrees with the OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005.

Vincent Soares
250 Via Teodoro
Woodbridge Ontario, L4H 0X6
416 788-6662

From: MARK FAZARI [<mailto:markfazari@rogers.com>]

Sent: Sunday, February 26, 2012 11:27 AM

To: MARK FAZARI; maurizio.bevilacqua@vaughan.ca; gino.rosati@vaughan.ca; michael.dibiase@vaughan.ca; jeb.schulte@vaughan.ca; Rosanna.DeFrancesca@vaughan.ca; clerks@vaughan.ca

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Thank you
Mark Fazari

C 23
COMMUNICATION
CW - Feb 28/12
ITEM - 19

Subject: FW: Integrity Commissioner's 2011 Annual F

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

Sent: Tuesday, February 28, 2012 10:05 AM

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

Cc: Caroline Grech; Noor Javed; Megan (National Post) O'Toole; Antony Niro; Carrie Liddy; Abrams, Jeffrey

Subject: Integrity Commissioner's 2011 Annual Report

Mayor and Members of Council

Please accept my written deputation with respect to the above subject matter as I am not able to attend today's meeting.

I have read the Integrity Commissioner's 2011 Annual Report with interest. Specifically I note that there was not a single complaint received from the public by the Integrity Commissioner in 2011 as compared to 2009-2010 when there were 32 complaints received. There was also substantially fewer fewer inquires from the public and staff.

While the Commissioners statistics for 2011 appear to be impressive I would not jump to the conclusion that the numbers are a reflection of the Integrity Commissioners Office's success.

Speaking from personal experience, I have used the services of the Integrity Commissioner's Office. The experience left me very disappointed in the effectiveness of the role and scope of the Integrity Commissioner. I also have reason to believe that others have encountered the same disappointment.

In one of my experiences I worked with the Integrity Commissioner to investigate a particular matter having to do with a former member of council. Although the Integrity Commissioner appeared to do the due dilligence required of the investigation, the outcome of the final report was another matter. I was personally provided with a report by the Integrity Commissioner which described her findings on the matter in question. I was lead to believe that her findings would be brought to council. However, the actual report that went to council was substantially different than the report that I was provided. There was no notice provided to myself of the change in her findings. I found this to be highly suspect.

Needless to say I felt deceived and misled.

On another occassion I submitted a complaint in early 2010 having to do with a different former member of council. After several attempts to obtain a response within the Code of Conduct's perscribed response time, I was provided a response in June of 2010, approximately 6 months from the original request. The response indicated that no investigation could be initiated due to the moratorium period imposed by the Code of Conduct on the Integrity Commissioner during an election year. I felt that the Commissioner failed to follow her own protocol.

Again I felt deceived by the process and left me with a severe lack of confidence in the role of the Integrity Commissioner's Office. And again I believe that others have experienced similar experiences.

I would be happy to provide you with the documentation surrounding the 2 complaints that I described.

To be clear, regardless of the decision or outcome of my complaints, I found the process to be lacking, ineffective unfair and inconsistent. Unless changes are made I cannot see myself or other residence using or relying on this service. Others that I have consulted with on this issue have expressed similar experiences. While this may serve the purpose for some it was not the intended goal for the Integrity Commissioners Office.

As a result I am asking council to review the role of the Integrity Commissioner with the goal of making this role more effective for residence.

Sincerely
Richard T. Lorello

<u>C 24</u>	
COMMUNICATION	
CW -	<u>Feb. 28/12</u>
ITEM -	<u>25</u>

DATE: FEBRUARY 28, 2012

TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING

RE: Communication – Addendum Item 25
Council Meeting – February 28, 2012

Zoning By-law Amendment File Z.10.002
Site Development File DA.11.086
2109179 Ontario Inc.
Ward 1

Background

The above noted report was deferred from the Council Meeting of February 21, 2012 (Item 11) to the February 28, 2012, Committee of the Whole meeting in order to have the Development Planning Department address the following questions raised by Council:

- 1) When was the approval for the culvert crossing over the tributary of the Humber River in order to facilitate the relocation of the single access road on the property?
- 2) When was the construction of the culvert and new driveway?

The Toronto and Region Conservation Authority (TRCA) issued a Permit for the applicant to complete the temporary culvert and hydroseeding construction works, which occurred on September 21, 2010 in the location of the existing easterly driveway.

Attached is TRCA Permit C-110414 and stamped approved correspondence and drawings dated April 8, 2011 with expiry date of April 7, 2013 issued by the Toronto and Region Conservation Authority in their attached letter dated June 15, 2011 for the proposed westerly culvert and driveway construction works. In accordance with the Ministry of Natural Resources letter of August 30, 2010 (attached), the new driveway construction can occur only in dry conditions during the Ministry's recommended time window to avoid impacting Redside Dace (between July 1 and September 15). The TRCA approvals require among other matters that appropriate sediment and erosion controls are implemented prior to and maintained during construction; and, that a rehabilitation plan is implemented to restore the construction area back to a pre-construction state.

The applicant has not yet undertaken the westerly culvert and driveway construction works to date, which will commence after Council has granted all approvals for the subject Zoning By-law Amendment and Site Development applications, and must occur during the July 1 to September 15 window. Once the westerly culvert and driveway are constructed, the existing easterly driveway will be removed.

Attachments

1. Letter dated August 30, 2010 from the Ministry of Natural Resources
2. Letter from TRCA dated June 15, 2011 and Permit C-110414 and approved Detail Drawings

Respectfully submitted,



JOHN MACKENZIE
Commissioner of Planning

Copy to: Clayton Harris, City Manager
Jeffrey A. Abrams, City Clerk
Grant Uyeyama, Director of Development Planning

**Ministry of
Natural Resources**

**Ministère des
Richesses Naturelles**

Southern Region
Aurora District Office
50 Bloomington Road
Aurora, ON L4G 0L8

August 30, 2010

Al Shaw, *Senior Aquatic Ecologist / Principal*
RiverStone Environmental Solutions Inc.
1-310 Taylor Road
Bracebridge ON P1L 1K1

RE: Concrete Batching Plant, 3501 King Vaughan Road, City of Vaughan

Dear Mr. Shaw,

The Ministry of Natural Resources (MNR) has reviewed the information you provided by email on July 30, 2010 regarding the proposed works at 3501 King Vaughan Road to assess the potential impacts of the proposal on Redside Dace. From the information provided, it is MNR's understanding that:

- The work will take place at an existing crossing on an unnamed tributary of the East Humber River
- The project will involve the removal of eroded road materials (gravel and concrete) in the valleylands and hand excavation of a new channel
- The works will be conducted in the dry, upstream of an occupied Redside Dace stream
- A permit will be issued by the Toronto and Region Conservation Authority (TRCA) pursuant to its regulatory powers under section 28 of the *Conservation Authorities Act*, authorizing the proposed works

Based on a review of the information provided, MNR has determined that the North Oakville Monitoring Stations **will not adversely affect** Redside Dace provided the following conditions are implemented:

- Appropriate erosion and sediment controls shall be installed prior to beginning work and maintained in working order until the areas have naturally stabilized in order to prevent adverse impacts to the Redside Dace habitat downstream
- A native non-invasive seed mix shall be used to stabilize and revegetate all disturbed lands post-construction
- All work within the valleylands shall be conducted in the dry during the Ministry's recommended timing window for Redside Dace (July 1 to September 15)

The Redside Dace construction timing window is recommended for occupied and non-occupied reaches to help protect and restore species on a subwatershed scale. There is potential for flexibility on the construction timing window however, this is dependent upon the potential risk

**Ministry of
Natural Resources**

**Ministère des
Richesses Naturelles**

Southern Region
Aurora District Office
50 Bloomington Road
Aurora, ON L4G 0L8

imposed by the project on the known occupied reach of the species. TRCA will be the agency evaluating these risks and issuing permits for the work. TRCA consults with MNR on timing windows and timing window extension requests as they relate to Redside Dace streams or reaches.

Please be advised that it is your responsibility to comply with all other relevant provincial or federal legislation, municipal by-laws, other MNR approvals or required approvals from other agencies. Your project has **not** been screened for any other Species at Risk and therefore there may be additional requirements under the *ESA 2007* related to other listed species.

Should any of the project parameters change, please notify the MNR Aurora District office immediately to obtain advice on whether the changes may require authorization under the *ESA 2007*. Failure to carry out these projects as described above could result in contravention of the *ESA 2007*.

If you have any concerns or questions please contact me at 905-713-7425 or at melinda.thompson-black@ontario.ca

Sincerely,



Melinda Thompson-Black, Species at Risk Biologist,
Aurora District, Ontario Ministry of Natural Resources

CC:

Mark Heaton, Management Biologist, MNR
Chloe Stuart, A/Manager, Permits & Agreements, MNR
Andy Baxter, Coordinator, Permits and Agreements, MNR
Maria Parish, Planning Ecology Supervisor, TRCA

 **TORONTO AND REGION**
Conservation
for The Living City

June 15, 2011

CFN 44972

Mr. Joe Nuosci
c/o 2109179 Ontario Ltd.
3501 King Vaughan Road
Vaughan, Ontario
L4L 1A6

Dear Mr. Nuosci:

Re: Permit No. C-110414/2109179 ONTARIO LTD.
Application for permit under Ontario Regulation 166/06, by 2109179 ONTARIO LTD. for permission to construct, reconstruct, erect or place a building or structure, site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on , Lot 34, Concession 5, 3501 King Vaughan Road, in the City of Vaughan, Humber River Watershed.

On April 8, 2011 at Meeting #3/11, the Authority's Executive Committee approved your application 1036/10/VAUG for a permit based on the following:

- Letter of Undertaking dated March 18, 2011, to address all outstanding concerns and issues to TRCA's satisfaction, prepared by The Municipal Infrastructure Group, received by TRCA on March 21, 2011.

We have now received plans that reflect the Letter of Undertaking as required by the Executive Committee approval. We have enclosed, one copy of Permit C-110414, which includes one set of the authorized plans/documents that were approved and stamped in red as part of this Permit. A copy of this cover letter and one set of plans have been submitted to the municipality. Please ensure that the plans approved by the municipality are consistent with the plans approved through this Conservation Authority permit. This Permit is based on the revised plans shown on the permit attached and has been issued until April 7, 2013.

Please be advised that if revisions to the design of this project are required subsequent to the issuance of this permit, plans/documents reflecting these changes will need to be submitted to this office for further review and approval prior to construction of the redesigned works.

TRCA STAFF LIAISON

- For information regarding revisions, technical or administrative related issues please contact Kevin Huang, Senior Planner, extension 5307. For site inspections, please contact Brian Moyle, Enforcement Officer, extension 5229.

Sincerely,



Kevin Huang, BES., MES
Senior Planner
Planning and Development
Extension 5307

Encl.

cc: Dan Frank, Building Department, City of Vaughan
Gary Wilkins, Watershed Specialist
MNR

Member of Conservation Ontario



TORONTO AND REGION
Conservation
for The Living City

PERMIT NO: C-110414

EXECUTIVE MEETING #: 3/11
DATE: April 8, 2011
APPLICATION #: 1036/10/VAUG
CFN: 44972

IN ACCORDANCE WITH ONTARIO REGULATION 166/06, PERMISSION IS GRANTED TO:

OWNER

2109179 Ontario Ltd.
3501 King Vaughan Road
Vaughan, Ontario L4L 1A6

PURPOSE IS TO construct a culvert crossing over a tributary of the Humber River, in order to facilitate the relocation of a single access road on lands municipally known as 3501 King-Vaughan Road, in the City of Vaughan

ON PROPERTY OWNED BY 2109179 Ontario Ltd. **AS LOCATED AT** Lot 34, Concession 5, 3501 King Vaughan Road, in the City of Vaughan, Humber River Watershed.

FOR THE PERIOD OF April 8, 2011 TO April 7, 2013

AND MUST COMPLY WITH THE FOLLOWING STAMPED APPROVED DOCUMENTS AND/OR PLANS:

- Site Servicing Plan and Site Grading Plan, Drawing No. S-1, prepared by The Municipal Infrastructure Group, dated April 2011, received by TRCA on April 29, 2011;
- Proposed Driveway Plan and Profile, Drawing No. P01, prepared by The Municipal Infrastructure Group, dated April 2011, received by TRCA on April 29, 2011;
- Proposed Restoration Plan, Drawing No. R01, prepared by The Municipal Infrastructure Group, dated April 2011, received by TRCA on April 29, 2011;
- Details, Drawing No. D-1, prepared by The Municipal Infrastructure Group, dated February 2011, received by TRCA on April 29, 2011;
- Red-Line Revised Erosion and Sedimentation Control Plan, Drawing No. ESC-1, prepared by The Municipal Infrastructure Group, dated April 2011, received by TRCA on June 14, 2011;
- Red-Line Revised Erosion and Sedimentation Details, Drawing No. ESC-2, prepared by The Municipal Infrastructure Group, dated April 2011, received by TRCA on June 14, 2011;
- Revegetation Plan - 3501 King-Vaughan Road, 2109179 Ontario Inc., prepared by RiverStone Environmental Solutions Inc., dated April 27, 2011, received by TRCA on April 29, 2011; and
- Figure 1 - Vegetation Restoration Plan for 3501 King-Vaughan Road, City of Vaughan, prepared by RiverStone Environmental Solutions Inc., dated April 27, 2011, received by TRCA on April 29, 2011.

Authorized by: 
Enforcement Officer

New Road Crossing

Existing Driveway to be Removed

This document forms part of a permit APPROVED by the TRCA Executive Committee on

APR 08 2011

This approval is valid only if accompanied by a permit signed by an TRCA Enforcement Officer and is subject thereto. It provides a list of all TRCA approved documents.

New channel to be hand dug in area of removed culvert as described in the submitted/restoration plan.

Legend


- Water course
- 3:1 Slopes With Coir Fabric and Plantings
- Topsoil and Hydroseeding
- Hydroseeding
- Concrete Box Culvert
- Class River Stone
- Concrete Barrier
- Proposed Road
- Temporary Access Road
- Existing Driveway To Be Abandoned
- Restored Channel
- 1.0m x 1.0m Ledgerrock Wingwall

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APR 29 2011
PLANNING & DEVELOPMENT
TRCA

RS Project No.	Date Last Updated	By
2010-39	Apr 27, 2011	LA



Figure 1: Vegetation restoration plan for 350 King-Vaughan Road, City of Vaughan
Prepared for: 2109179 Ontario, Inc.
Note: this figure is for illustrative purposes only and should not be used in place of a professional survey.

 **TORONTO AND REGION**
Conservation
for The Living City

June 15, 2011

CFN 44972

Joe Nuosci
2109179 Ontario Ltd.
3501 King Vaughan Road
Vaughan, Ontario
L4L 1A6

Dear:

Re: LETTER OF ADVICE ON BEHALF OF FISHERIES AND OCEANS CANADA
Proposed works or undertakings that will likely avoid negative effects to fish habitat
Permit No. C-110414/2109179 ONTARIO LTD. Application for permit under Ontario
Regulation 166/06, by 2109179 ONTARIO LTD. for permission to construct a culvert
crossing on Lot 34, Concession 5, 3501 King Vaughan Road in the City of Vaughan,
Humber River Watershed.

The Toronto and Region Conservation Authority (TRCA) received your proposal on November 22, 2011, concerning works to construct a new culvert crossing over a tributary of the Humber River. To expedite future correspondence or inquiries, please refer to this Central File Number (CFN) 44972 when you contact TRCA staff.

It is our understanding that your proposal consists of:

- culvert crossing to facilitate access

as outlined in the following plans:

- Site Servicing Plan and Site Grading Plan, Drawing No. S-1, prepared by The Municipal Infrastructure Group, dated April 2011, received by TRCA on April 29, 2011;
- Proposed Driveway Plan and Profile, Drawing No. P01, prepared by The Municipal Infrastructure Group, dated April 2011, received by TRCA on April 29, 2011;
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- Revegetation Plan - 3501 King-Vaughan Road, 2109179 Ontario Inc., prepared by RiverStone Environmental Solutions Inc., dated April 27, 2011, received by TRCA on April 29, 2011; and
- Figure 1 - Vegetation Restoration Plan for 3501 King-Vaughan Road, City of Vaughan, prepared by RiverStone Environmental Solutions Inc., dated April 27, 2011, received by TRCA on April 29, 2011.

As detailed in our Level III fish habitat agreement with Fisheries and Oceans Canada (DFO), the TRCA is responsible for evaluating proposed works as to their impact(s) on fish habitat within our jurisdiction. It is our opinion that a Harmful Alteration, Disruption or Destruction (HADD) of fish habitat is not likely to occur if you implement your plans as proposed. A subsection 35(2) Fisheries Act authorization is not necessary. However, failure to properly implement the measures outlined in your plans may result in contravention of subsection 35(1) of the Fisheries Act, which states:

Member of Conservation Ontario



"no person shall carry on any work or undertaking that results in the harmful alteration, disruption or destruction of fish habitat."

Please ensure that:

- Sediment and erosion control measures are implemented prior to, and maintained during the construction phase, to prevent entry of sediment into the water.
- All disturbed areas are stabilized upon completion of work.
- A rehabilitation plan is to be implemented to restore the construction site back to its pre-construction state, or better.
- All activities, including maintenance procedures, are controlled to prevent the entry of petroleum products, debris, rubble, concrete or other deleterious substances into the water. Vehicular refuelling and maintenance are conducted away from the water.
- To protect local fish populations during their spawning and nursery periods, no in-water, near-water work/activity shall occur between: September 16 and June 30
- The use of best available technology in the construction of the watercourse crossing should be used as outlined in Ontario Ministry of Natural Resource's 'Environmental Guidelines for Access Roads and Water Crossings'.


Please note this Letter of Advice does not permit the deposit of a deleterious substance into waters frequented by fish nor does it release you from the responsibility to obtain any other Federal (for example, the Navigable Waters Protection Act), Provincial or Municipal approvals.

If these plans have changed since the time of submission, this Letter of Advice may no longer apply and you must consult with TRCA staff to determine if further review is required.

We request that a copy of this letter and permit be kept on site while work is in progress.

Please do not hesitate to contact the undersigned should you have any questions regarding the above.

Yours truly,


Kevin Huang, BES., MES
Senior Planner
Planning and Development
Extension 5307

Enclosure

c.c: MNR
Dan Frank, Building Department, City of Vaughan
Gary Wilkins, Humber Watershed Specialist, TRCA



RIVERSTONE

ENVIRONMENTAL SOLUTIONS INC.

April 27, 2011
RS#2010-039

2109179 Ontario Inc. c/o
Rosemarie Humphries
Humphries Planning Group Inc.
216 Chrislea Road, Suite 103
Vaughan, ON
L4L 8S5

This document forms part of
a permit APPROVED by the
TRCA Executive Committee on

APR 08 2011

This approval is valid only if accompanied
by a permit signed by an TRCA
Enforcement Officer and is subject thereto.

provided a list of all TRCA approved documents.



SUBJECT: Revegetation Plan, 3501 King Vaughan Road, 2109179 Ontario Inc.

BACKGROUND

RiverStone Environmental Solutions Inc. (hereafter RiverStone) was retained by 2109179 Ontario Inc. to complete a revegetation plan to coincide with the Proposed Driveway Plan prepared by the Municipal Infrastructure Group Ltd (TMIG). In a meeting between TMIG and the Toronto Region Conservation Authority (TRCA) it was determined that more detailed information was required regarding the vegetation restoration for the banks of the proposed new, and existing crossings. These recommendations were prepared to meet the Toronto Region Conservation Authorities *Planning and Development Procedural Manual*, Appendix H, Post-construction Guidelines, July 2004. Areas for revegetation are depicted in **Figure 1** and were determined as per the information provided by the Municipal Infrastructure Group.

REVEGETATION PLAN

On the subject property there are two main areas in which there is a need to restore natural vegetation. These areas include the areas around the proposed new creek crossing, and the disturbed areas from the removal of the existing crossing. Within these areas there are two types of vegetation establishment techniques that will be employed to stabilize the banks and open areas.

Hydroseeded Areas

Figure 1 shows in the areas in which the hydroseeding technique will be used to revegetate the open banks post-construction. The seed used will be a native seed mix of the following species that has been previously approved by the TRCA:

RIVERSTONE ENVIRONMENTAL SOLUTIONS INC.

Species Common Name	Species Scientific Name	Percent of Mix %
New England Aster	<i>Aster novae-angliae</i>	2
Black Eyed Susan	<i>Rudbeckia hirta</i>	12
Sand Dropseed	<i>Sporobolus cryptandrus</i>	20
Canada Wild Rye	<i>Elymus canadensis</i>	20
Canada Golden Rod	<i>Solidago canadensis</i>	4
Wild Bergamot	<i>Monarda fistulosa</i>	1
Smooth Blue Aster	<i>Aster laevis</i>	1
Little Bluestem	<i>Andropogon scoparius</i>	20
Indian Grass	<i>Sorghastrum nutans</i>	20

RiverStone recommends the following to ensure the successful vegetation restoration of the hydroseeded areas of the subject property;

- All areas proposed for hydroseeding will be seeded as soon as possible after construction, with preferred application times being April 30 to May 30, and August 15 to September 30.
- Application of seed during drought conditions or immediately prior to heavy rains may result in the need for reapplication
- The site will be graded and prepared with a minimum of 15cm of a heavy clay-loam soil prior to seeding. Soils should be selected carefully to ensure they do not contain the seeds of known invasive plant species.
- The seeding will be applied as per the specific manufactures requirements to thickness and spread adequate to ensure even vegetative growth in order to outcompete invasive plant species.
- Straw mulch should be applied after seeding to increase the effectiveness of the application to a depth of 25mm to 50mm
- Area will be inspected periodically by a qualified biologist to ensure regrowth is occurring as desired and to assess if reapplication is necessary

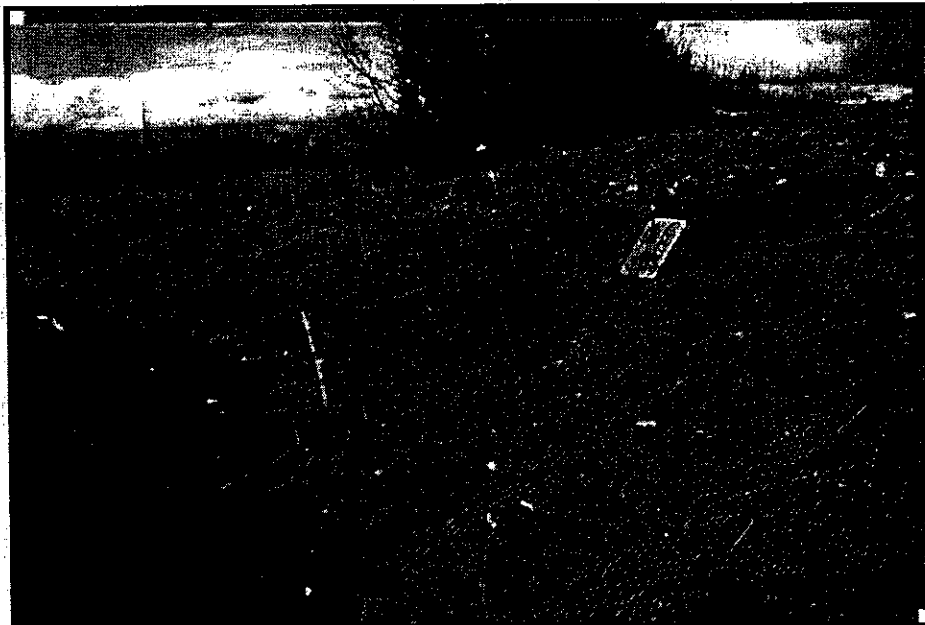
Slopes with Coir Fiber

As per the plan provided by TMIG, several areas are proposed to be graded to a slope of 3:1 and a Coconut Coir fibre along with plantings of native trees and shrubs will be used to stabilize the slopes. This method of erosion control and vegetation restoration is effective in areas of steep slopes and provides longterm stabilization and good wildlife habitat structure. Species selected for these areas were chosen based on their tolerance to difficult and early successional conditions along with commercial availability. **Photograph 1** and **Photograph 2** show examples of finished plantings using this method.



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APR 29 2011
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T.B.C.A.

Photograph 1. Coconut Coir Fiber planted with native shrubs (Photo: Riparian and Wetland Research Program, University of Montana).



Photograph 2. Riverbank stabilized using Coconut Coir fiber and native shrubs (Photo: Riparian and Wetland Research Program, University of Montana).

The following recommendations will ensure the successful restoration in these areas;

RIVERSTONE ENVIRONMENTAL SOLUTIONS INC.

- All areas proposed for revegetation will be planted as soon as possible after construction, with preferred planting times being April 30 to May 30, and August 15 to September 30
- Planting during drought conditions may result in the need for extra irrigation and/or loss of plant material
- The site will be graded and prepared with a minimum of 15cm of a heavy clay-loam soil prior to planting. Soils should be selected carefully to ensure they do not contain the seeds of known invasive plant species
- Coconut Coir Fibre blankets will be applied to the area as per the specific manufactures requirements, ensuring blankets are completely touching the ground with no 'tenting' caused by sticks or rocks underneath the fibre. Blankets should overlap and be secured to the ground using landscape staples or wooden stakes
- Native trees and shrubs acceptable for the subject property are;

- Red Maple (*Acer rubrum*),
- Shining Willow (*Salix lucida*),
- Black Willow (*Salix nigra*),
- White Birch (*Betula papyrifera*),
- Red Osier Dogwood (*Cornus stolonifera*),
- Nannyberry (*Viburnum lentago*),
- Serviceberry (*Amelanchier spp.*),
- Common Elderberry (*Sambucus canadensis*),
- Slender Willow (*Salix petiolaris*),
- Narrow-leaved Meadowsweet (*Spiraea alba*), and
- Staghorn Sumac (*Rhus typhina*)

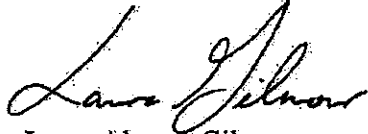


- Native tree or shrubs, a minimum of 50cm in height should be planted at a density of 1 shrub per 1 m² into holes in the Coconut Coir Fibre. If shrubs less than 50cm in height are used density will be increased to 2 shrubs per 1 m²
- Bare-root plant stock may be used prior to May 30, after which time container grown plant stock will be required.
- At least three different species must be selected from the preceding list in order to create a more diverse vegetation structure and habitat
- Area will be inspected periodically by a qualified biologist to ensure regrowth is occurring as desired and to assess if replanting is necessary

We believe the above description and recommendations should meet the TRCA's requirements for details regarding the proposed vegetation restoration. Please contact us if there are any questions regarding this report, or if further information is required.

RiverStone Environmental Solutions Inc.

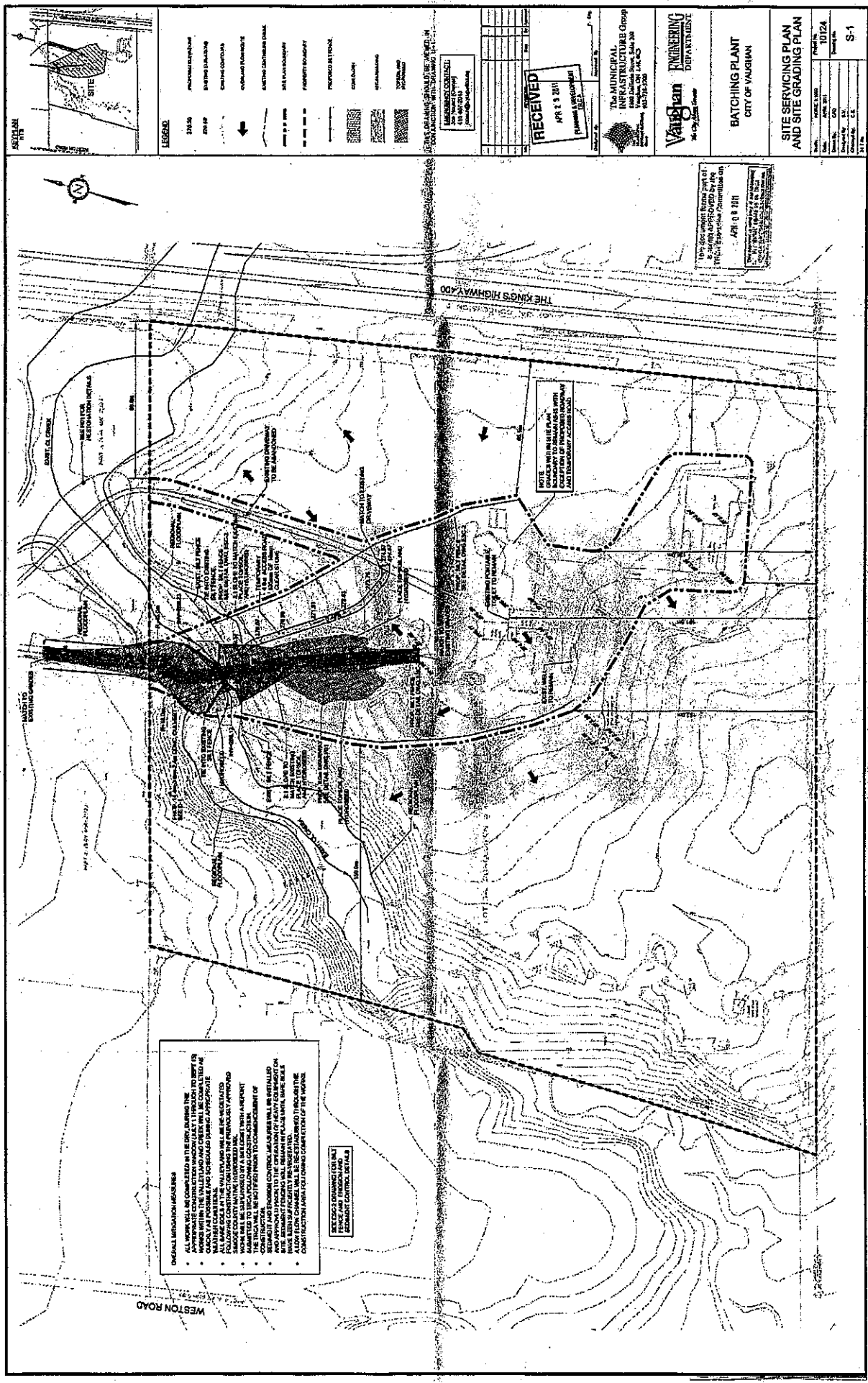
Report prepared by:



Laura Alward-Gilmour
Terrestrial Ecologist



Al Shaw, M.Sc.
Senior Aquatic Ecologist



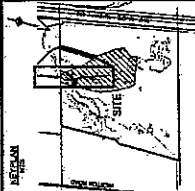
THIS DOCUMENT FORMS PART OF
A PROJECT WHICH IS SUBJECT TO
A SPECIFIC CONTRACT AGREEMENT
DATE: APR 18 8 2011

RECEIVED
APR 13 2011
CITY ENGINEERING DEPARTMENT

THE MUNICIPAL INFRASTRUCTURE GROUP 10101 101ST STREET, S.E. VANCOUVER, BC V2Y 3M9 TEL: 604-277-3200	
Vaughan ENGINEERING DEPARTMENT 30 City Centre Square VANCOUVER, BC	
BATCHING PLANT CITY OF VAUGHAN	
SITE SERVICING PLAN AND SITE GRADING PLAN	
Project No.: 10124 Drawing No.: S-1	Date: 06/07/10 Scale: AS SHOWN Drawing No.: S-1 Drawing Date: 06/07/10

- OVERALL MITIGATION MEASURES**
- ALL WORK SHALL BE COMPLETED IN THE DRY, DURING THE WETTER MONTHS.
 - QUALITY OF WORK SHALL BE MONITORED AND CONTROLLED AS CLOSELY AS POSSIBLE AND RECORDS KEPT APPROPRIATE.
 - ALL WORK SHALL BE COMPLETED WITHIN THE DESIGNATED WORK AREA.
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REVISIONS
NO. 1
DATE 06/07/10
DESCRIPTION



THE DRAWING SHOULD BE VIEWED IN CONJUNCTION WITH SHEET(S) 102

NO.	DATE	DESCRIPTION

RECEIVED
 APR 8 8 3011
 Planning & Development
 City of Vaughan

The MUNICIPAL INFRASTRUCTURE Group
 1000 Sheppard Ave. East, Suite 200
 Vaughan, ON L4A 4V2
 Tel: (416) 731-3333
 Fax: (416) 731-3334

VAUGHAN
 ENGINEERING
 DEPARTMENT

BATCHING PLANT
 CITY OF VAUGHAN

PROPOSED DRIVEWAY PLAN AND PROFILE

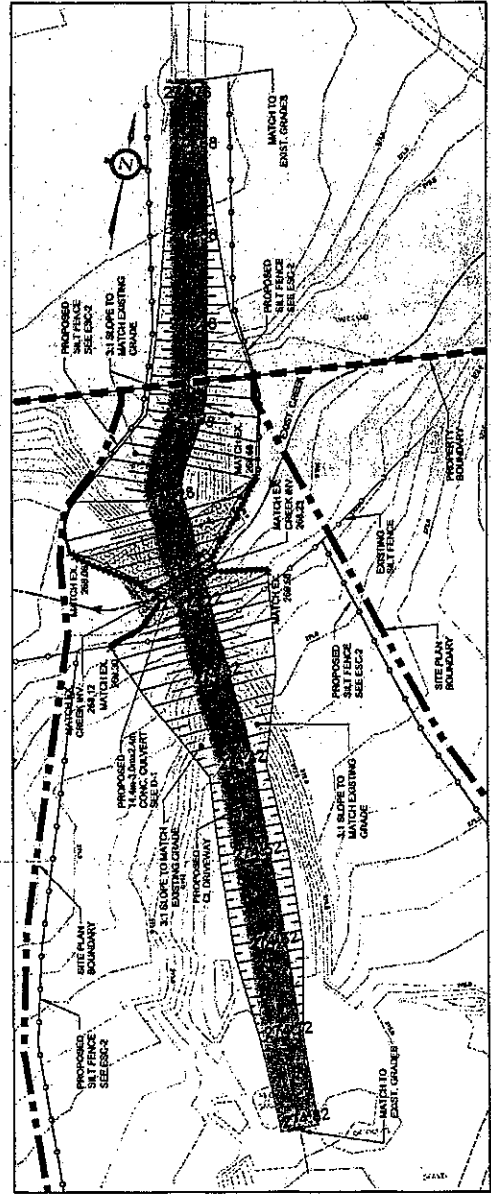
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GENERAL NOTES:

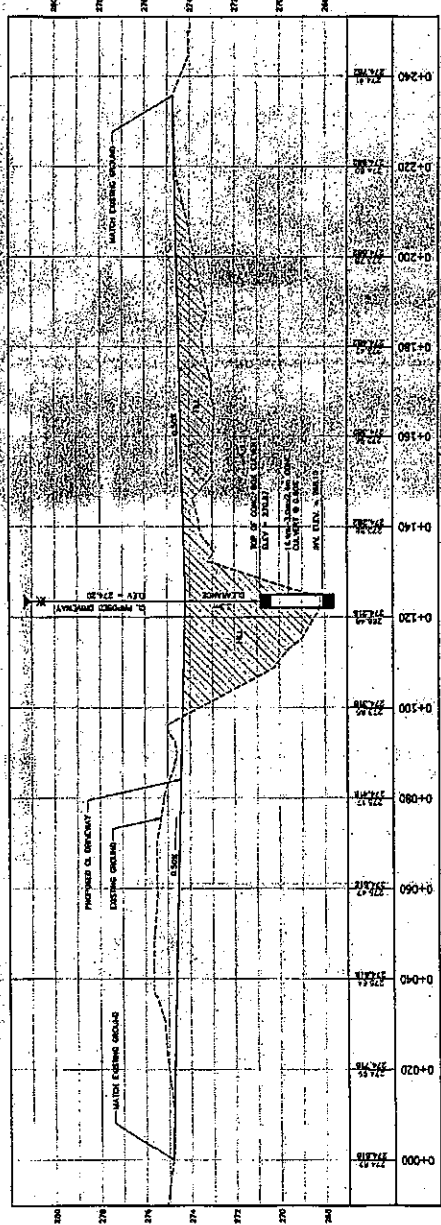
- ALL WORK WILL BE COMPLETED IN THE CITY OF VAUGHAN.
- THE PROPOSED DRIVEWAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VAUGHAN STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION.
- ALL BASE SOLS IN THE VALLEYLAND SHALL BE RECONSTRUCTED AT THE PROPOSED DRIVEWAY LOCATION.
- WORK SHALL BE SUPERVISED BY A REGISTERED PROFESSIONAL ENGINEER.
- THE PLAN SHALL BE MATCHED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND EXISTING CONTROL MARKERS SHALL BE INSTALLED AND APPROVED PRIOR TO THE COMMENCEMENT OF HEAVY CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VAUGHAN STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VAUGHAN STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION.

SEE SHEET 102 FOR MATCH TO EXISTING CONTROL DETAILS

The MUNICIPAL INFRASTRUCTURE Group
 1000 Sheppard Ave. East, Suite 200
 Vaughan, ON L4A 4V2
 Tel: (416) 731-3333
 Fax: (416) 731-3334



PROPOSED DRIVEWAY PLAN
 SCALE: HORIZ 1:500



PROPOSED DRIVEWAY PROFILE
 SCALE: HORIZ 1:500
 VER: 1:100

LEGEND

- LOWFLOW CHANNELLET
- HYDROSEEDING
- HYDROSEEDING WITH COIR MATS

RESTORATION WORKS TO BE COMPLETED AFTER PROPOSED DRIVEWAY IS INSTALLED. THIS WORKING IS TO BE MONITORED IN CONJUNCTION WITH THE RESTORATION CONSULTANT REPORT AND PLAN.

RECEIVED
APR 13 2011
Planning & Development

The MUNICIPAL ENGINEERING GROUP
115 EAST 11TH STREET
WICHITA, KANSAS 67202-1116
PHONE: (316) 262-2300
FAX: (316) 262-2305

Wagon ENGINEERING DEPARTMENT

BATCHING PLANT:
CITY OF WICHITA

PROPOSED
RESTORATION PLAN

Project No.	10124
Sheet No.	R01
Scale	
Date	
Drawn by	
Checked by	
Approved by	

GENERAL NOTES:

1. ALL WORK SHALL BE COMPLETED BY THE CITY, EXCEPT THE PROPOSED DRIVEWAY CONSTRUCTION WHICH SHALL BE THROUGH TO BEYOND THE PROPERTY LINE AND SHALL BE INSTALLED AS PART OF THE CITY'S MAINTENANCE PROGRAM.

2. ALL HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY'S MAINTENANCE PROGRAM.

3. ALL HYDROSEEDING SHALL BE PERFORMED WITHIN THE CITY'S MAINTENANCE PROGRAM.

4. ALL HYDROSEEDING SHALL BE PERFORMED WITHIN THE CITY'S MAINTENANCE PROGRAM.

5. ALL HYDROSEEDING SHALL BE PERFORMED WITHIN THE CITY'S MAINTENANCE PROGRAM.

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9. ALL HYDROSEEDING SHALL BE PERFORMED WITHIN THE CITY'S MAINTENANCE PROGRAM.

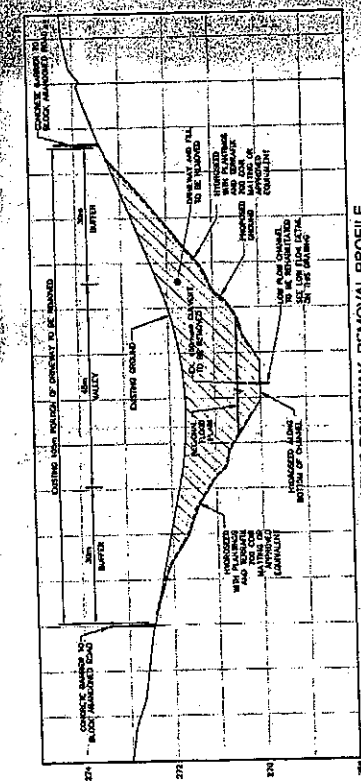
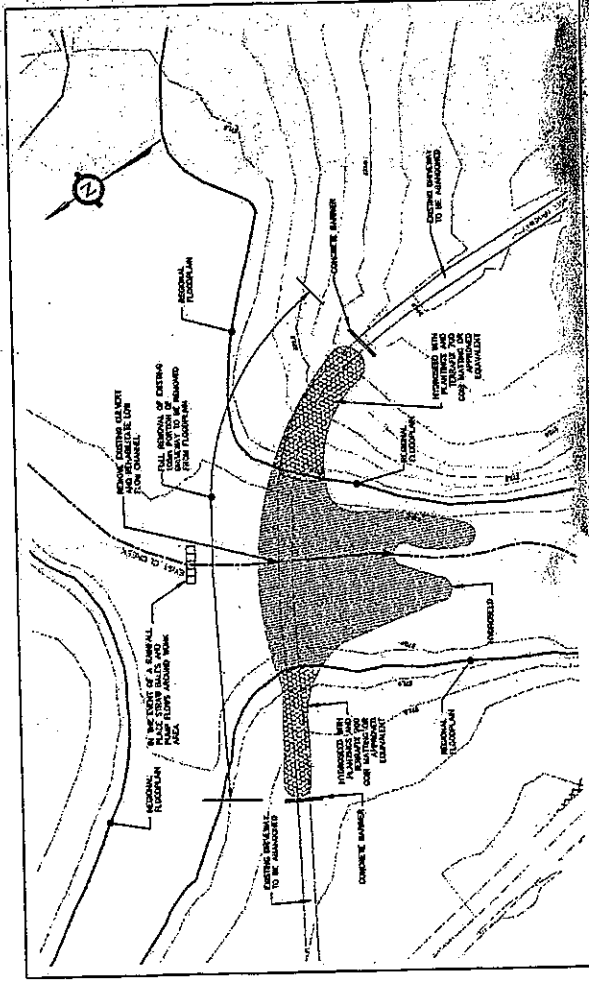
10. ALL HYDROSEEDING SHALL BE PERFORMED WITHIN THE CITY'S MAINTENANCE PROGRAM.

OVERALL RESTORATION MEASURES:

- ALL WORK SHALL BE COMPLETED BY THE CITY, EXCEPT THE PROPOSED DRIVEWAY CONSTRUCTION WHICH SHALL BE THROUGH TO BEYOND THE PROPERTY LINE AND SHALL BE INSTALLED AS PART OF THE CITY'S MAINTENANCE PROGRAM.
- ALL HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY'S MAINTENANCE PROGRAM.
- ALL HYDROSEEDING SHALL BE PERFORMED WITHIN THE CITY'S MAINTENANCE PROGRAM.
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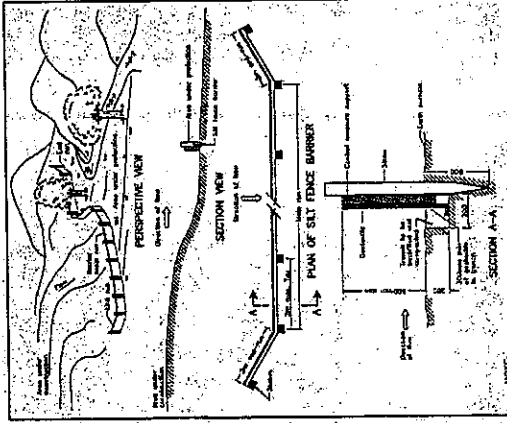
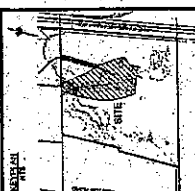
GENERAL NOTES:

- ALL HYDROSEEDING SHALL BE PERFORMED WITHIN THE CITY'S MAINTENANCE PROGRAM.
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APR 13 2011



NOTE:
 A. All construction work is subject to the approval of the relevant authority.
 B. All construction work shall be in accordance with the relevant standards.
 C. All construction work shall be completed within the specified time frame.
 D. All construction work shall be carried out in accordance with the relevant safety procedures.
 E. All construction work shall be carried out in accordance with the relevant environmental protection measures.

HEAVY DUTY SILT FENCE BARRIER

OVERALL INSTALLATION REQUIREMENTS

- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT STANDARDS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT SAFETY PROCEDURES.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT ENVIRONMENTAL PROTECTION MEASURES.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT QUALITY CONTROL PROCEDURES.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT RECORD KEEPING PROCEDURES.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT REPORTING PROCEDURES.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT COMPLIANCE PROCEDURES.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT MAINTENANCE PROCEDURES.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT DECOMMISSIONING PROCEDURES.

PLANTING

PLANTING SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT STANDARDS.

PLANTING SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT SAFETY PROCEDURES.

PLANTING SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT ENVIRONMENTAL PROTECTION MEASURES.

PLANTING SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT QUALITY CONTROL PROCEDURES.

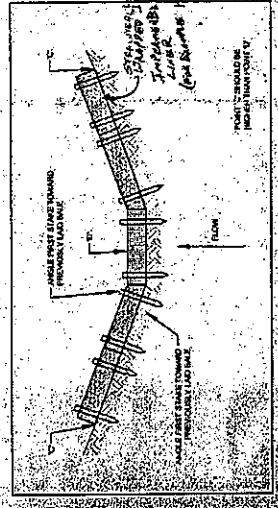
PLANTING SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT RECORD KEEPING PROCEDURES.

PLANTING SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT REPORTING PROCEDURES.

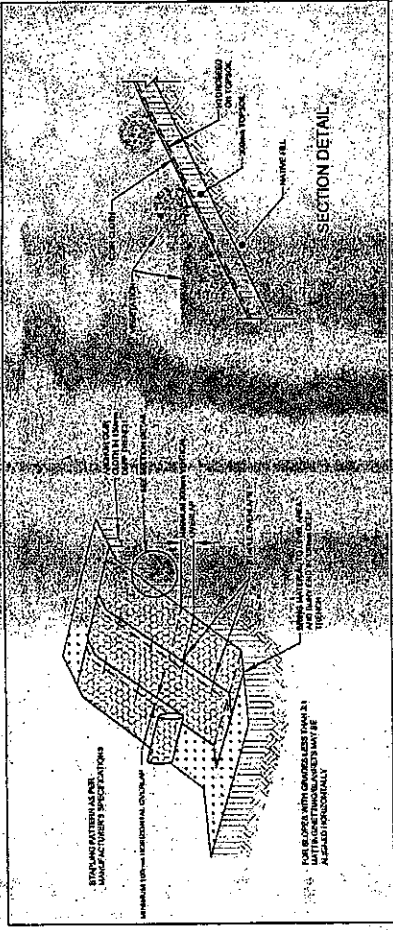
PLANTING SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT COMPLIANCE PROCEDURES.

PLANTING SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT MAINTENANCE PROCEDURES.

PLANTING SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT DECOMMISSIONING PROCEDURES.



NOTES:



THE DRAWING SHOULD BE USED IN CONJUNCTION WITH THE RELEVANT STANDARDS AND PROCEDURES.

NO.	REVISION	DATE

THE MUNICIPAL INFRASTRUCTURE GROUP

3000 North Street, Suite 200
 Vancouver, BC V6L 2H7
 TEL: (604) 273-7272

Vancouver ENGINEERING CORPORATION

1000 Burrard Street, Suite 1000
 Vancouver, BC V6J 1K1
 TEL: (604) 273-7272

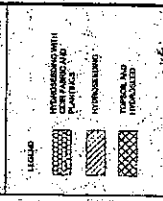
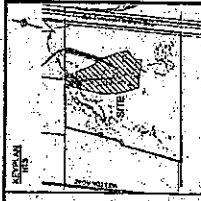
BATCHING PLANT
 CITY OF VANCOUVER

EROSION AND SEDIMENTATION DETAILS

NO.	REVISION	DATE

ESC-2

APR 11 2011



DATE PREPARED: 08/11/2011
 DATE CHECKED: 08/11/2011
 DATE APPROVED: 08/11/2011

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/11/2011
2	ISSUED FOR PERMITS	08/11/2011
3	ISSUED FOR PERMITS	08/11/2011
4	ISSUED FOR PERMITS	08/11/2011
5	ISSUED FOR PERMITS	08/11/2011
6	ISSUED FOR PERMITS	08/11/2011
7	ISSUED FOR PERMITS	08/11/2011
8	ISSUED FOR PERMITS	08/11/2011
9	ISSUED FOR PERMITS	08/11/2011
10	ISSUED FOR PERMITS	08/11/2011

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/11/2011
2	ISSUED FOR PERMITS	08/11/2011
3	ISSUED FOR PERMITS	08/11/2011
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5	ISSUED FOR PERMITS	08/11/2011
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7	ISSUED FOR PERMITS	08/11/2011
8	ISSUED FOR PERMITS	08/11/2011
9	ISSUED FOR PERMITS	08/11/2011
10	ISSUED FOR PERMITS	08/11/2011

THE MUNICIPAL INFRASTRUCTURE GROUP
 1000 W. 10TH ST. SUITE 100
 DENVER, CO 80202
 (303) 733-1000

Vaughan ENGINEERING
 CIVIL & ENVIRONMENTAL
 1000 W. 10TH ST. SUITE 100
 DENVER, CO 80202
 (303) 733-1000

BATHING PLANT
 CITY OF VAUGHAN

EROSION AND SEDIMENTATION CONTROL PLAN

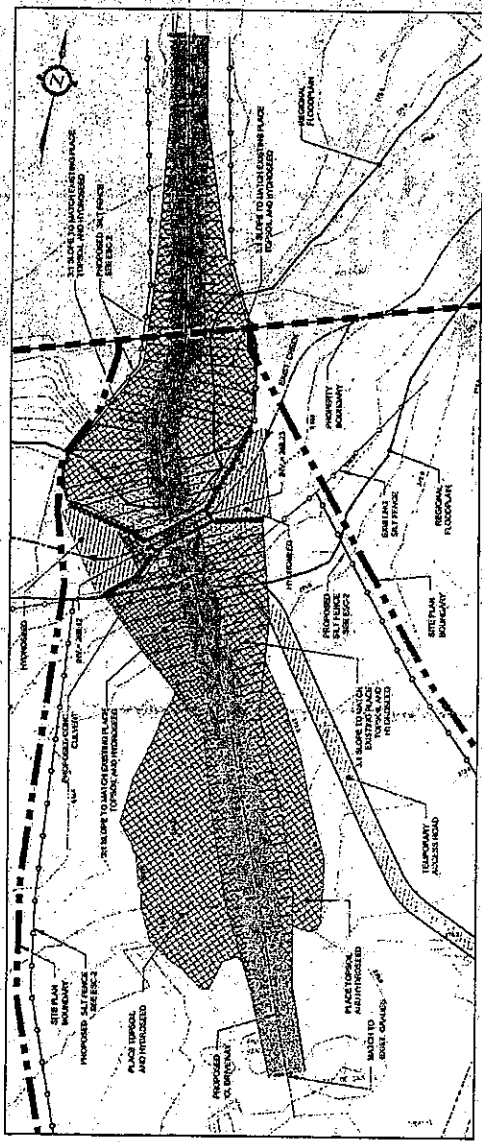
10/12/11

ESC-1

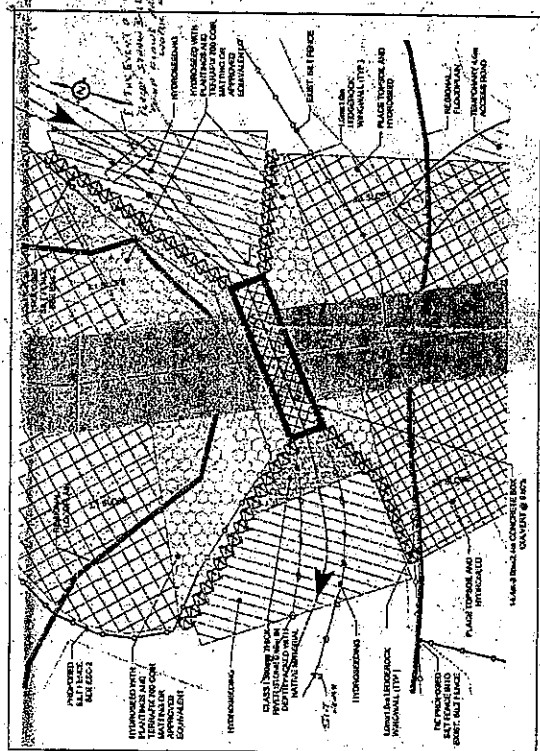
GENERAL EROSION CONTROL MEASURES:
 ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

RECOMMENDED:
 1. 24" x 24" x 12" concrete curb and channel
 2. 12" x 12" x 12" concrete curb and channel
 3. 12" x 12" x 12" concrete curb and channel
 4. 12" x 12" x 12" concrete curb and channel
 5. 12" x 12" x 12" concrete curb and channel
 6. 12" x 12" x 12" concrete curb and channel
 7. 12" x 12" x 12" concrete curb and channel
 8. 12" x 12" x 12" concrete curb and channel
 9. 12" x 12" x 12" concrete curb and channel
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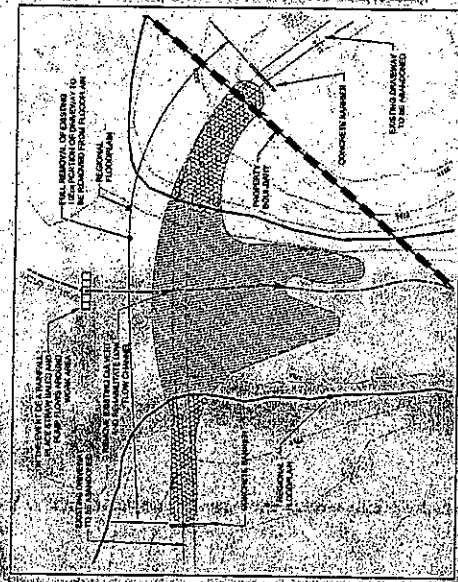
PLANTINGS:
 1. 24" x 24" x 12" concrete curb and channel
 2. 12" x 12" x 12" concrete curb and channel
 3. 12" x 12" x 12" concrete curb and channel
 4. 12" x 12" x 12" concrete curb and channel
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 6. 12" x 12" x 12" concrete curb and channel
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 8. 12" x 12" x 12" concrete curb and channel
 9. 12" x 12" x 12" concrete curb and channel
 10. 12" x 12" x 12" concrete curb and channel



PROPOSED DRIVEWAY ESC PLAN
 SCALE: 1/8" = 1'-0"



DETAIL
 SCALE: 1/4" = 1'-0"



EXISTING DRIVEWAY REMOVAL ESC PLAN
 SCALE: 1/8" = 1'-0"

RECEIVED
 JUN 11 2011
 PLANNING DEPARTMENT

This document is part of a permit application submitted to the City of Vaughan Planning Department.

Fax From: Mr. & Mrs. David Darker
10820 Pine Valley Dr
Woodbridge, Ont
L4L 1A6

Fax #: 905-832-2071

22.

C 25
COMMUNICATION
CW - Feb 28/12
ITEM - 22.

To Fax # 905-832-8538

To the Mayor and Members of Vaughan Council
City of Vaughan
2141 Major Mackenzie Dr,
Vaughan Ont.
L6A 1T1

Feb 28, 2012.

Re: #1668872 Ontario Inc (Royal Pines Homes) Re-development
Applications

File. OP.06.002 and Z.06.005

Committee of the Whole Meeting Feb. 28, 2012 Agenda Item. 22

We are very concerned re. this proposal as this is a rural community. If this is approved, the older homes will be de-valued and the connectiveness of the local community will be destroyed.

We are also concerned re. protection of the woodlots, valley, and streams which will be ruined as wildlife & plant habitat. Their natural value will be destroyed by the influx of so many people & pets.

This development will not fit in with Vaughan's Official Plan. All of the time, effort, and money spent to develop this O.P. will have been wasted.

Please do not approve this application

Amy Darker

Bonsignore, Connie

Adelina - Communication

From: Bonsignore, Connie on behalf of Abrams, Jeffrey
Sent: Tuesday, February 28, 2012 11:28 AM
To: Bellisario, Adelina
Subject: FW: Agenda Item #22/Committee of Whole Mtg. Feb. 28th
Attachments: 20120228_111711.pdf

Connie Bonsignore

Administrative Assistant
Office of the City Clerk
Telephone: (905) 832-8585 Ext. 8280
Email Address: connie.bonsignore@vaughan.ca



From: Gouzvaris, Shari
Sent: Tuesday, February 28, 2012 11:22 AM
To: Mayor and Members of Council
Cc: Bellisario, Adelina; Abrams, Jeffrey; Bonsignore, Connie; Barbieri, Enza; Canestraro, Rosanna; Cardile, Lucy; Ciafardoni, Joy; Ciampa, Gina; De Luca, Franca; DeBuono, Michelle; Furfaro, Cindy; Guiney, Becky; Liscio, Alexandria; Panicali, Adele; Ristic, Nicole; Russo, Anna; Tamburini, Nancy; Tarantini, Maria; Traub, Debi; Ye, Wendy
Subject: Fwd: Agenda Item #22/Committee of Whole Mtg. Feb. 28th

Good morning,

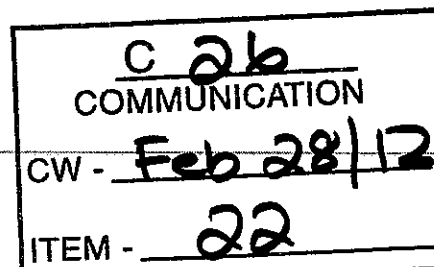
This fax was just received on the Council fax machine - Re: Agenda Item #22

Thank you,
Shari

From: sharp-council@vgn.cty [mailto:sharp-council@vgn.cty] **On Behalf Of** sharp-council@
Sent: Tuesday, February 28, 2012 11:17 AM
To: Gouzvaris, Shari
Subject: Scanned image from Council Copier

Magnifico, Rose

From: Richard Lorello [rlorello@rogers.com]
 Sent: Tuesday, February 28, 2012 11:39 AM
 To: Carella, Tony; Racco, Sandra; Rosati, Gino; Shefman, Alan; Jafrate, Marilyn; Schulte, Deb; DeFrancesca, Rosanna; Di Biase, Michael; Bevilacqua, Maurizio
 Cc: Caroline Grech; Noor Javed; Megan (National Post) O'Toole; Abrams, Jeffrey; commissionerofplanning
 Subject: OFFICIAL PLAN AMENDMENT FILE OP.06.002 ZONING BY-LAW AMENDMENT FILE Z.06.005
 Attachments: Ward 3 Zoning Amendment.pdf



Mayor and Members of Council

Please accept my written deputation with respect to the above subject matter as I am not able to attend today's meeting.

I deeply concerned of the consequences and precedent that this proposed Official Plan Amendment may have in the future. It is my understanding that staff did not agree with the above amendment in a previous report and as a result I am puzzled as to why staff is now recommending the change from "Estate Residential" to "High Density Residential-Commercial". This is quite a leap in zoning given that the area in question is still considered rural in nature by many.

I am also deeply concerned of the implications of this zoning change and how it will affect the rural nature of Ward 1 specifically the impact to Kleinburg and area. The effect of this change has far reaching consequences and has the effect of rendering our highly touted Official Plan as ineffective.

Vaughan's official plan was recently passed after millions of dollars were spent to come up with a blue print as to how our city would develop going forward. It appears that we are abandoning the vision of the Official Plan and the enormous financial investment that went into it by taxpayers.

I would also like to remind Mayor Bevilacqua that when the issue of rescinding the urban boundary expansion north of Teston (Block 41 and 27), the Mayor stated;

"We have to have stable governance and stable governance means, to me, that we cannot have a decision made a few months ago and send one signal to the marketplace and citizens and then change that. I don't think that would be fair," Mr. Bevilacqua said, adding he is comfortable with the boundary expansion.

I ask Mayor Bevilacqua.....Why does his statement not apply to the zoning amendment in question?

Consistently this council and previous council have favored urban sprawl by virtue of their voting on zoning matters. The current official plan strives to limit sprawl and encourage responsible development. The proposed zoning amendment is not responsible and encourages sprawl and destruction of green space by allowing high density development in a area that was never conceived in the Official Plan

2/28/2012

I ask council to stand by the Official Plan which is also a statement of our principles and values. Please disregard the recommendation made by staff with respect to this matter. Your voting record will speak volumes in future and will also set precedents for the future. I am also requesting a recorded vote on this matter.

Sincerely
Richard T. Lorello

63 Riverside Dr.
Woodbridge, On.
L4L 2L2

<u>C 27</u> COMMUNICATION CW - <u>Feb 28/12</u> ITEM - <u>22</u>

February 28, 2012

Dear Mayor, Councilors, and Mr. Abrams,

I address my comments to Item 22 on today's agenda, the proposed 6 storey condominium application on Pine Valley Drive.

I believe the Council should stick to the zoning in the official plan at this location. The City will have more than met the province's quota for density by 2031, so there's no need to change the present rural residential zoning. It will greatly change the built character present along Pine Valley and at Woodend St. I believe that it will also reduce the values of the homes in that area. Also, this kind of development will be inappropriate across from the Kortright lands. Please save the 6 storey developments for the urban designated areas.

Regarding the problem that the developer says they may get 10 storeys if they take it to the OMB, I believe that municipalities should unite to protest the fact that the OMB can still override municipal zoning in spite of the decisions of democratically elected Municipal Councils. Could networking with other municipalities and working through the Association of Municipalities of Ontario speed up the action on reducing the powers of the OMB? Ontario should reward cities that have met their density quotas in their official plans by relieving them of interference by the OMB.

Sincerely yours,

Martha Bell

Subject:
Attachments:

FW: Integrity Commissioner's 2011 Annual Report
campbell.jpg; campbell 2.jpg

<u>C 28</u> COMMUNICATION CW - <u>Feb 28 / 12</u> ITEM - <u>19</u>

From: Carrie Liddy [<mailto:carrie.liddy@sympatico.ca>]

Sent: Tuesday, February 28, 2012 10:40 AM

To: Richard Lorello; Carella, Tony; Racco, Sandra; Rosati, Gino; Shefman, Alan; Iafrate, Marilyn; Schulte, Deb; DeFrancesca, Rosanna; Di Biase, Michael; Bevilacqua, Maurizio

Cc: Caroline Grech; Noor Javed; megan o'toole; Antony Niro; Abrams, Jeffrey

Subject: Re: Integrity Commissioner's 2011 Annual Report

Mayor Bevilacqua, and Council,

I can add to Mr Lorello's email below. I also filed a complaint during the years noted, and not only was the complaint not kept confidential, (as is a legal requirement under the Act) but the Integrity Commissioner told me that all of her reports are vetted by City Staff, namely Mr Harris and Ms Atwood-Petkovsky.

During the few meetings I had with the Commissioner, the Commissioner spent more time talking about how paranoid she was that her office was bugged, than talking to me about my complaint. She discussed confidential files with me, notably: Paul D'Onofrio's complaint against Mayor Linda Jackson and Councillor DiVona's request for a ruling on if he broke the Municipal Elections Act. I do note that the Integrity Commissioner did issue a report on the issue Councillor DiVona brought before her and subsequently then denied her own report when Councillor DiVona disclosed the report to the media.

I also note that I was told the attached document was "leaked" from her office. (the document is sitting on her table and was photographed) I suspect that Mr Donofrio was the recipient of taxpayer money because of this document.

The complaint I filed was a serious complaint and yet she found "nothing wrong", ignoring the documentation given to her. She made it clear to me that she could not write anything in a report that the City Manager and City Solicitor didn't agree with. She made it clear they changed her reports before submitting to council, which is consistent with Mr Lorello's experience. These actions are against the Municipal Act, if anyone on council should have an inclination follow-up on this issue.

I have no confidence in the Integrity Commissioner and that is precisely why I will not under any circumstances file a complaint with the current Office of the Integrity Commissioner again. Clearly, there are serious issues with this council, however I am taking my complaints to the media, other levels of government and to the courts, given the above. As an example, I note that the Mayor has not returned even one email or phone call I have sent him. This is a clear breach of the code of conduct, however in knowing in advance that the Integrity Commissioner's findings will be to dismiss the complaint for some reason, I refuse to waste my time filing a complaint. The office is a waste of taxpayer dollars and it should be closed or completely revamped to adhere to the Municipal Act.

I know in advance that the concerns in this email will also not be returned, which is merely more proof of the ineffectiveness of the Office.

From: Richard Lorello <rlorello@rogers.com>
Reply-To: Richard Lorello <rlorello@rogers.com>
Date: Tue, 28 Feb 2012 07:05:15 -0800 (PST)

To: Tony Carella <Tony.Carella@vaughan.ca>, Sandra Racco <sandra.racco@vaughan.ca>, Rosatti Rosatti <Gino.Rosatti@vaughan.ca>, Alan Shefman <alan.shefman@vaughan.ca>, Marilyn Iafrate <Marilyn.Iafrate@Vaughan.ca>, Deborah Schulte <Deb.Schulte@vaughan.ca>, Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>, Michael DiBiase <Michael.DiBiase@vaughan.ca>, Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>

Cc: Caroline Grech <cgrech@yrmg.com>, Noor Javed <njaved@thestar.ca>, Megan O'Toole <motoole@nationalpost.com>, Antony Niro <antony.niro@gmail.com>, "Carrie. Liddy" <carrie.liddy@sympatico.ca>, Jeffrey Abrams <jeffrey.abrams@vaughan.ca>

Subject: Integrity Commissioner's 2011 Annual Report

Mayor and Members of Council

Please accept my written deputation with respect to the above subject matter as I am not able to attend today's meeting.

I have read the Integrity Commissioner's 2011 Annual Report with interest. Specifically I note that there was not a single complaint received from the public by the Integrity Commissioner in 2011 as compared to 2009-2010 when there were 32 complaints received. There was also substantially fewer fewer inquires from the public and staff.

While the Commissioners statistics for 2011 appear to be impressive I would not jump to the conclusion that the numbers are a reflection of the Integrity Commissioners Office's success.

Speaking from personal experience, I have used the services of the Integrity Commissioner's Office. The experience left me very disappointed in the effectiveness of the role and scope of the Integrity Commissioner. I also have reason to believe that others have encountered the same disappointment.

In one of my experiences I worked with the Integrity Commissioner to investigate a particular matter having to do with a former member of council. Although the Integrity Commissioner appeared to do the due diligence required of the investigation, the outcome of the final report was another matter. I was personally provided with a report by the Integrity Commissioner which described her findings on the matter in question. I was lead to believe that her findings would be brought to council. However, the actual report that went to council was substantially different than the report that I was provided. There was no notice provided to myself of the change in her findings. I found this to be highly suspect.

Needless to say I felt deceived and misled.

On another occasion I submitted a complaint in early 2010 having to do with a different former member of council. After several attempts to obtain a response within the Code of Conduct's perscribed response time, I was provided a response in June of 2010, approximately 6 months from the original request. The response indicated that no investigation could be initiated due to the moratorium period imposed by the Code of Conduct on the Integrity Commissioner during an election year. I felt that the Commissioner failed to follow her own protocol.

Again I felt deceived by the process and left me with a severe lack of confidence in the role of the Integrity Commissioner's Office. And again I believe that others have experienced similar experiences.

I would be happy to provide you with the documentation surrounding the 2 complaints that I described.

To be clear, regardless of the decision or outcome of my complaints, I found the process to be lacking, ineffective unfair and inconsistent. Unless changes are made I cannot see myself or other residence using or relying on this service. Others that I have consulted with on this issue have expressed similar experiences. While this may serve the purpose for some it was not the intended goal for the Integrity Commissioners Office.

As a result I am asking council to review the role of the Integrity Commissioner with the goal of making this role more effective for residence.

Sincerely
Richard T. Lorello

C29,

HUMPHRIES PLANNING GROUP INC.

February 23, 2012
HPGI File: 08172

C 29	
COMMUNICATION	
CW -	Feb-28/12
ITEM -	14

Mayor and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Re: City of Vaughan Committee of the Whole Meeting February 28, 2012-- Item 14
Official Plan Review --Volume 2
KK Holdings -- North West Quadrant of Kirby Road & Keele Street

Humphries Planning Group Inc., represents KK Holdings, owner of 17 acres of land located at Pt Lot 31, Concession 4 (north/west quadrant of Keele Street and Kirby Road). Correspondence was provided to the City of Vaughan dated June 14th, August 30th and September 7, 2010, September 10, 2011 and January 29, 2011 in addition to conducting meetings and discussions with Regional Planning and local Planning staff as recently as January 2012. On behalf of KK Holdings, Humphries Planning has reviewed the staff report for the above mentioned item and find that there is no reference or acknowledgement to the September 10 or January 29th correspondence that has been previously provided to the City.

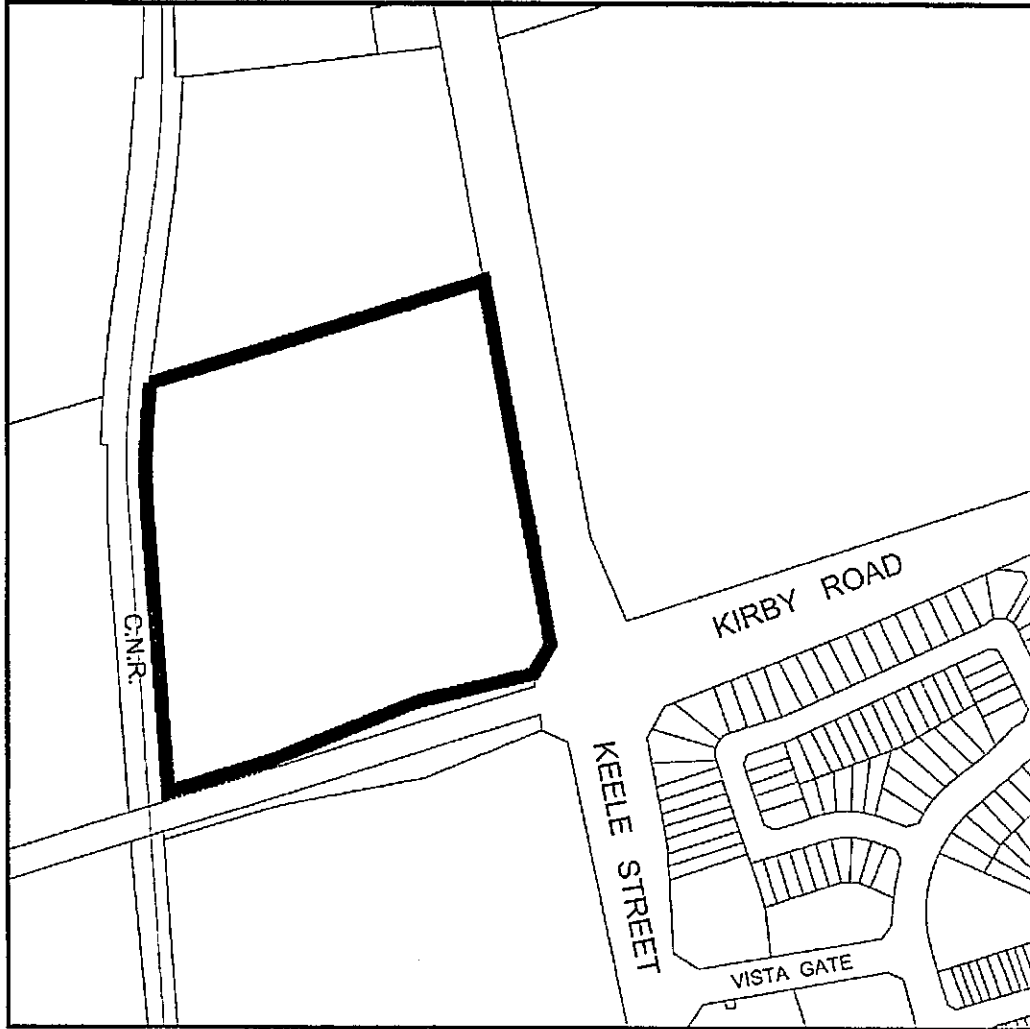
In 1998 the City of Vaughan approved an agreement that would extend full municipal services to my clients land on the north-west corner of Keele and Kirby. Since that time a portion of the site has been developed to include a number of service commercial uses including a gas station, car wash, a drive through eating establishment and a facility for the repair of farm/heavy equipment and trucks. The initial development also provided for the construction of a road north of Kirby that is fully serviced. The effect of this development is the creation of a remnant parcel of fully serviced land that is surrounded on three sides with existing development and has municipal roads along the south and west property line. There is a railroad corridor along the east property line. It must be acknowledged that this is a very unique situation within the City of Vaughan and any consideration of a land use change will not be precedent setting in any way.

The continuation of agricultural uses on this remnant parcel is not practical and does not reflect the true nature of the property. The continuation of an agricultural zone with it limited permitted uses also does not recognize the fact that the site is fully serviced. The City should

216 Chrislea Road
Suite 103
Vaughan, ON
L4L 8S5

T: 905-264-7678
F: 905-264-8073

www.humphriesplanning.com



Map 13.x.x

Yours truly,
HUMPHRIES PLANNING GROUP INC.

MR McQuillan

per Rosemarie L. Humphries BA, MCIP, RPP

cc. KK Holdings- Mr. Nick Cortellucci
Mr. Augustine Ko, Region of York Planning Department
Mr. John Mackenzie, Vaughan Planning Commissioner
Mr. Roy McQuillan Planning Department

HUMPHRIES PLANNING GROUP INC.

September 10, 2011
HPGI File: 08172

Clerks Department, City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attn: Mr. Jeffrey Abrams

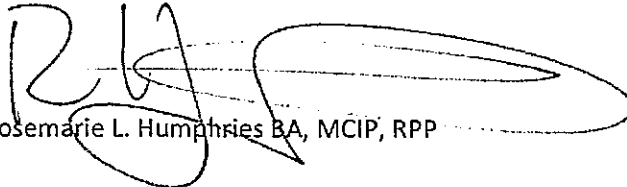
Re: City of Vaughan Official Plan Review, Modifications to Vaughan OP – 2010 Volume 1
KK Holdings – North West Quadrant of Kirby Road & Keele Street

On behalf of KK Holdings, Humphries Planning Group has reviewed staffs most recent report and response to the modification request as related to submissions made on behalf of KK Holdings. Staff response as contained within Reference Item 168 R indicates that as a new zoning by-law will not be in place for a number years, there is no reason to provide for a site specific policy for the subject site. We continue to remain concerned regarding staffs approach to this unique site circumstance.

Land Use Mapping and policy continues to designate the entirety of the subject land holding as "Agricultural". The property has municipal services and has been developed with a gas bar, car wash, drive-thru restaurant, truck and farm machinery sales and repair centre. A vacant area of approximately 3 ha is left on the subject site for which similar type of development and/or institutional uses including a private school and church is logically expected to occur. To designate and expect agricultural uses for this urbanized location is inappropriate and not representative of good planning.

We continue to object to the proposed Agricultural Designation and associated policies. A We request that an urban boundary designation and/site specific policy for this site be applied given its unique circumstances.

Yours truly,
HUMPHRIES PLANNING GROUP INC.



Rosemarie L. Humphries BA, MCIP, RPP

cc. KK Holdings- Mr. Nick Cortellucci
Mayor and Members of Council
Mr. John Mackenzie, Commissioner of Planning
Ms. Diana Birchall, Director of Policy Planning
Mr. Augustine Ko, Region of York

216 Chrislea Road
Suite 103
Vaughan, ON
L4L 8S5

T: 905-264-7678
F: 905-264-8073

www.humphriesplanning.com

HUMPHRIES PLANNING GROUP INC.

January 29, 2011
HPGI File: 08172

Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attn: Mr. Roy McQuillan

Re: City of Vaughan Official Plan Review – Modification Request
KK Holdings – North West Quadrant of Kirby Road & Keele Street

Correspondence was provided to the City of Vaughan dated June 14th, August 30th and September 7, 2010 on behalf of KK Holdings owner of 17 acres of land located at Pt Lot 31, Concession 4 (north/west quadrant of Keele Street and Kirby Road). We are requesting that the City of Vaughan incorporate a modification to its adopted Official Plan which includes a site specific provision which permits *“place of worship, transportation and industrial uses”* on the subject lands as these uses are considered complementary to the existing approved and developed land uses on the remnant landholding.

Previous correspondence provided requested that the subject land be included within the urban boundary designation as the lands currently are municipally serviced and have land use approvals for with service commercial uses inclusive of gas station and car wash, drive-thru eating establishment and motor vehicle sales and repair for farm/heavy equipment /trucks. This information is supported by approved zoning by-law 179-2009 attached hereto.

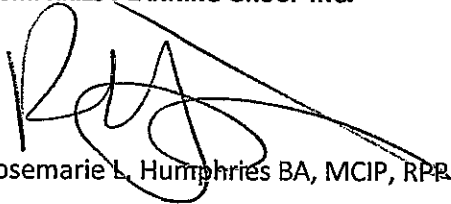
The applicant has also indicated to staff that a place of worship and other institutional uses may also be considered for the vacant portion of the site. The balance of the landholding is situated to the north of the developed area and south of the greenbelt boundary. The proposed official plan as adopted does not provide for agricultural –related uses and specifically states that transportation and industrial uses will not be permitted.

It is our opinion, the incorporation of a site specific modification represents good land use planning. It is not practical nor appropriate to expect that Agricultural uses to locate on the

Attn: Mr. Roy McQuillan
Re: Vaughan OP Review – Request for Modification
KK Holdings
Page 2 of 2

remainder of the subject site in either the near or long-term as the site is bounded on three sides by existing transportation infrastructure (west- railway, south-Kirby Road, east-Keele Street) and to the north by the Greenbelt and was previously subject to a Special Policy Area by OPA 600 wherein industrial land uses were to be considered for the area between Keele Street, and the rail line between Teston Road and King-Vaughan Road. Consideration of unique locational attributes, surrounding uses and availability of municipal services, the requested policy for KK Holdings is not anticipated to create a precedent or pre-determine land uses for adjacent landholdings.

Yours truly,
HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, appearing to read 'RH', is written over a thin horizontal line. The signature is stylized and cursive.

Rosemarie L. Humphries BA, MCIP, RPR

cc. KK Holdings- Mr. Nick Cortellucci
Mr. Augustine Ko, Region of York Planning Department
Ms. Melissa Rossi, Planning Department
Mr. Mauro Peverini, Planning Department

HUMPHRIES PLANNING GROUP INC.

September 7, 2010
HPGI File: 08172

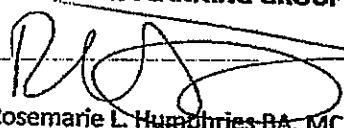
Clerks Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attn: Mr. Jeffrey Abrams
Clerk

Re: September 7, 2010 – Council Meeting
Vaughan Official Plan Review – Special Committee of the Whole Report No. 42
KK Holdings

Further to Special Committee of the Whole Meeting held on August 31st as related to Volume 2 of the Vaughan Official Plan Review process we are corresponding on behalf of KK Holdings. Both written and verbal presentations were made on behalf of KK Holdings regarding landholding at the north west corner of Keele Street and Kirby Road. A request was made respecting the City undertake further consideration as related to establishing a special provision for this landholding which would permit industrial, transportation and service uses. Review of the minutes from this meeting does not indicate that staff will be undertaking such review prior to approval of the new official plan document. It is respectfully requested that this be acknowledged and form part of the meeting minutes at this time.

Yours truly,
HUMPHRIES PLANNING GROUP INC.


Rosemarie L. Humphries BA, MCIP, RPP
President

cc. KK Holdings, Mr. Nick Cortellucci

216 Chrislea Road
Suite 103
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HUMPHRIES PLANNING GROUP INC.

August 30 2010
HPGI File: 08172

Clerks Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attn: Mr. Jeffrey Abrams

Re: City of Vaughan Official Plan Review
KK Holdings – North West Quadrant of Kirby Road & Keele Street

Correspondence was provided to your offices dated June 14th on behalf of KK Holdings owner of 17 acres of land located at PT Lot 31, Concession 4 (north/west quadrant of Keele Street and Kirby Road). Comments made by City staff in response to the submission have been reviewed with the landowner. We do not support the current draft Official Plan and are providing further submissions at this time in support of a site specific provision being applied to the subject site.

Previous correspondence provided requested that the subject land be included within the urban boundary designation as the lands currently are municipally serviced and have land use approvals for with service commercial uses inclusive of gas station and car wash, drive-thru eating establishment and motor vehicle sales and repair for farm/heavy equipment /trucks. Further the applicant has indicated to staff that a place of worship and other institutional uses may also be considered for the vacant portion of the site. The balance of the landholding is generally situated to the north of the developed area and south of the greenbelt boundary. The proposed official plan would not provide for agricultural –related uses and specifically states that transportation and industrial uses will not be permitted.

It is not practical to expect that Agricultural uses will locate on the remainder of the subject site in either the near or long-term. It is ***therefore requested that a site specific policy be established for this site which provides for additional flexibility for future development to occur on the property inclusive of place of worship, transportation and industrial uses which are considered complementary to the existing approved land uses.*** This request is being

216 Chrislea Road
Suite 103
Vaughan, ON
L4L 8S5

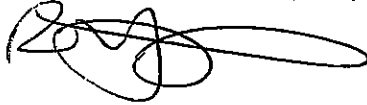
T: 905-264-7678
F: 905-264-8073

www.humphriesplanning.com

made in light of the fact that the site is bounded on three sides by existing transportation infrastructure (west- railway, south-Kirby Road, east-Keele Street) and to the north by the Greenbelt and was previously subject to a Special Policy Area by OPA 600 wherein industrial land uses were to be considered for the area between Keele Street, and the rail line between Teston Road and King-Vaughan Road.. The requested policy for KK Holdings is not anticipated to pre-determine future land uses for adjacent lands. Mapping/ information is attached for reference purposes.

We would be pleased to meet with staff and the City's consulting team to further discuss this request.

Yours truly,
HUMPHRIES PLANNING GROUP INC.



Rosemarie L. Humphries BA, MCIP, RPP

cc. KK Holdings- Mr. Nick Cortellucci
Mayor and Members of Council
Mr. John Zipay, Commissioner of Planning
Ms. Diana Birchall, Director of Policy Planning

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 179-2009

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Deleting paragraph b) and substituting therefor the following paragraphs b), c) and d) to Exception 9(1240) of Section 9.0 "EXCEPTIONS":
 - "b) Sections 8.1 and Schedule A respecting Zone Standards in the A Agricultural Zone;
 - c) Section 8.2 respecting Permitted Uses in the A Agricultural Zone; and,
 - d) Section 3.8a) respecting Parking Requirements.

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1366A":

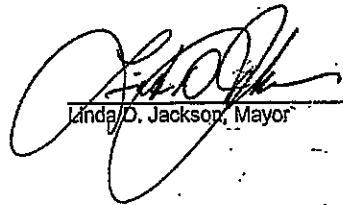
- b) The minimum area of a lot shall be as follows:
 - i) Parcel "A" – 1.4 ha;
 - ii) Parcel "B" – 1.0 ha;
 - iii) Parcel "C" – 3.11 ha; and
- bii) The minimum lot frontage of a lot shall be 60 m."

The following shall be permitted on Parcel "A", in the manner shown on Schedule "E-1366B":

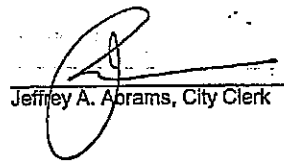
- ci) a Motor Vehicle Sales Establishment – for farm/heavy equipment and trucks;
- cii) an area for the storage and display of farm/heavy equipment and trucks shall be permitted in the rear yard only;
- di) A total of 129 parking spaces shall be provided, of which a maximum of 50 parking spaces shall be used for the storage of farm/heavy equipment and trucks."
- b) Adding Schedule "E-1366A" attached hereto as Schedule "1".
- c) Adding Schedule "E-1366B" attached hereto as Schedule "2".

2. Schedules "1" and "2" shall be and hereby form part of this By-law.

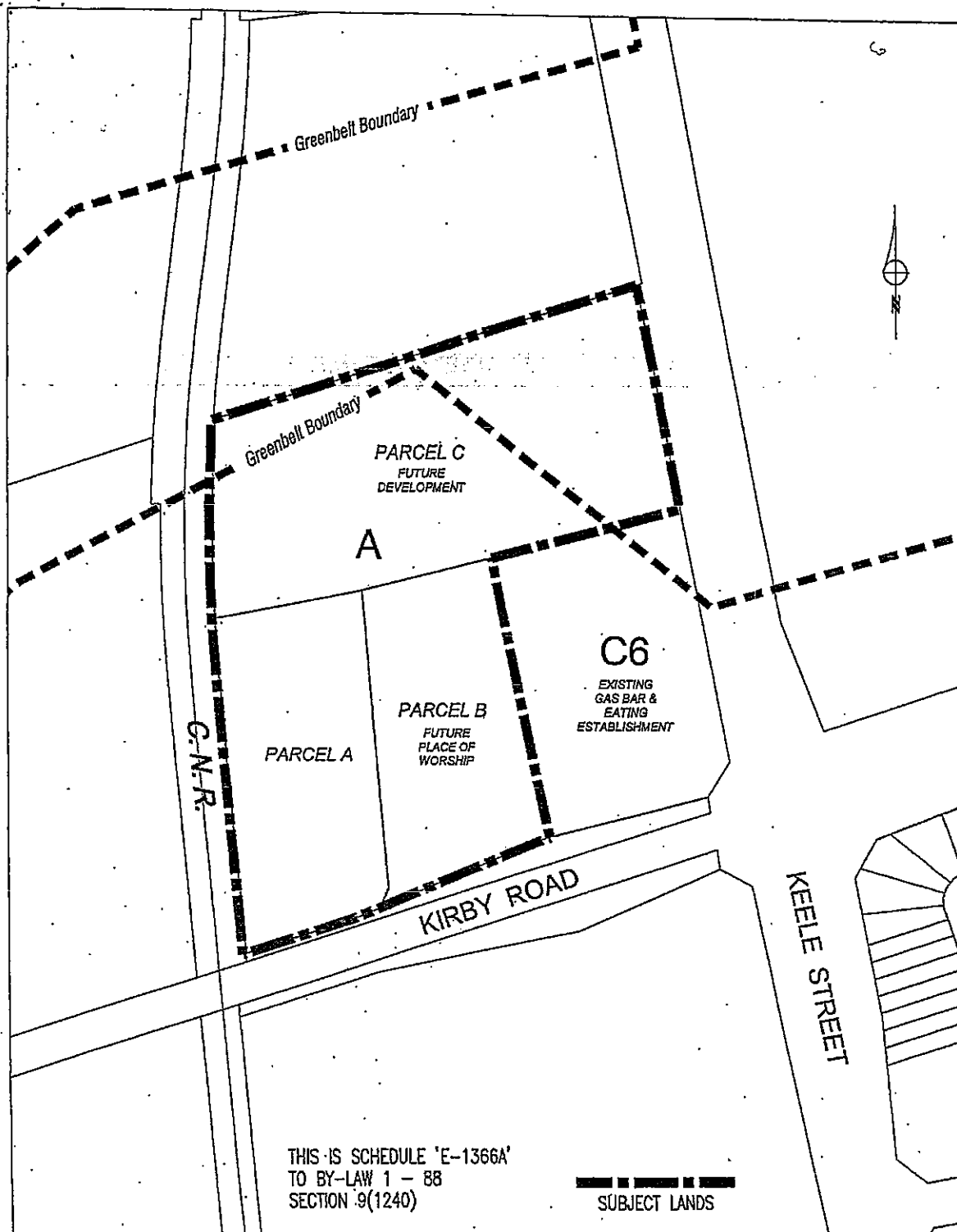
READ a FIRST, SECOND and THIRD time and finally passed this 30th day of June, 2009.



Linda D. Jackson, Mayor



Jeffrey A. Abrams, City Clerk



THIS IS SCHEDULE 'E-1366A'
 TO BY-LAW 1 - 88
 SECTION 9(1240)

—————
 SUBJECT LANDS

THIS IS SCHEDULE '1'
TO BY-LAW 179 - 2009
 PASSED THE 30th DAY OF JUNE, 2009

NOT TO SCALE

FILE No. Z.08.040
 APPLICANT: K & K HOLDINGS LTD.
 LOCATION: Part Lot 31, Con. 4
 CITY OF VAUGHAN

#:\DFT\ATTACHMENTS\CA\DA.08.057Z.08.040.DWG

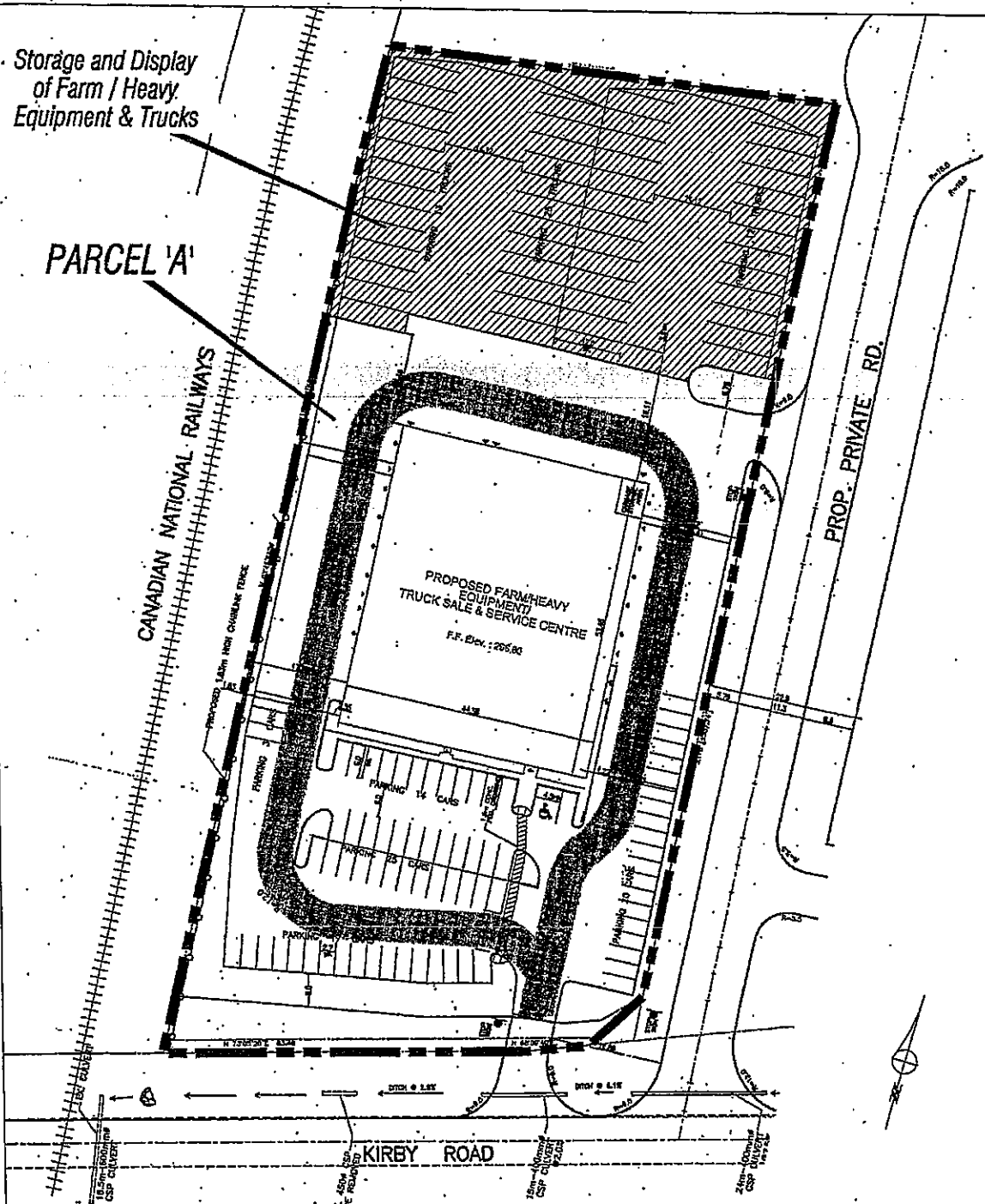
 SIGNING OFFICERS

 MAYOR

 CLERK

Storage and Display
of Farm / Heavy
Equipment & Trucks

PARCEL 'A'



THIS IS SCHEDULE 'E-1366B'
TO BY-LAW 1 - 88
SECTION 9(1240)

----- SUBJECT LANDS

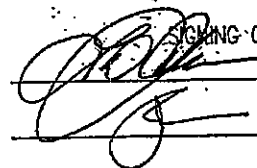
THIS IS SCHEDULE '2' TO BY-LAW 179 - 2009

NOT TO SCALE

PASSED THE 30th DAY OF JUNE, 2009

FILE No. Z.08.040
APPLICANT: K & K HOLDINGS LTD.
LOCATION: Part Lot 31, Con. 4
CITY OF VAUGHAN

N:\DFT\ATTACHMENTS\DA\DA.08.057Z.08.040.DWG


 SIGNING OFFICERS
 MAYOR
 CLERK

SUMMARY TO BY-LAW 179-2009

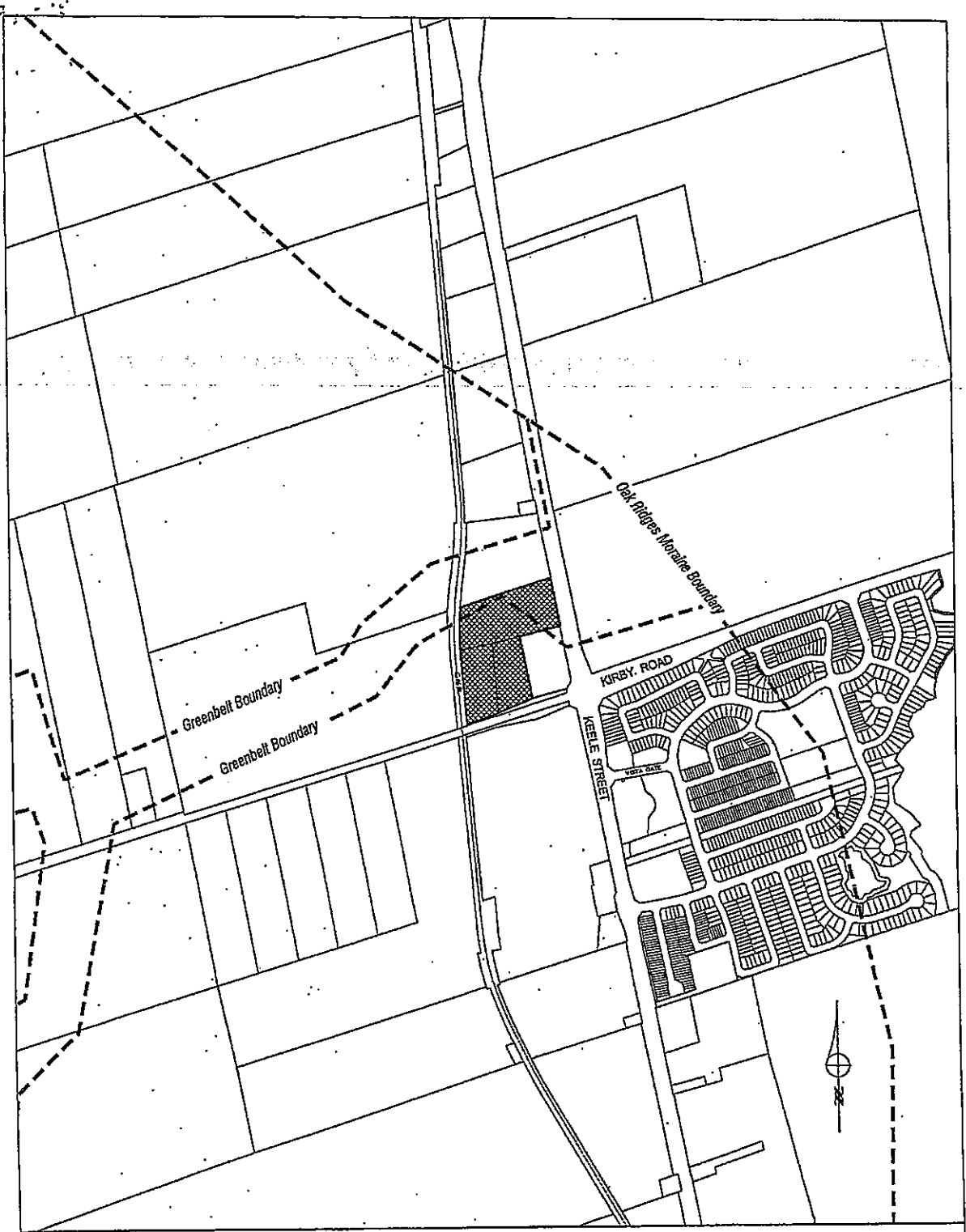
The lands subject to this By-law are located on the west side of Keele Street on the north side of Kirby Road, in Part of Lot 31, Concession 4, City of Vaughan, City of Vaughan.

The purpose of this by-law is to permit a Motor Vehicle Sales Establishment use for farm/heavy equipment and trucks in order to facilitate a Farm/Heavy Equipment/Truck Sales and Service Centre in the A Agricultural Zone. The facility will service and support the surrounding agricultural community by providing local access to specialized sales and repair services for agricultural equipment.

This by-law will also provide the following exceptions with respect to establishing minimum lot areas and lot frontages for properties subject to this by-law located in the A Agricultural Zone:

1. Parcel "A" (Motor Vehicle Sales Establishment Use) – 1.4 ha Minimum Lot Area;
2. Parcel "B" (Future Place of Worship) – 1.0 ha Minimum Lot Area;
3. Parcel "C" (Remaining Agricultural Lands) – 3.11 ha; and,
4. Minimum Lot Frontage in the A Agricultural Zone – 60 m.


Provisions for the storage and display of farm/heavy equipment and trucks shall be permitted in the rear yard only, and shall occupy a maximum of 50 parking spaces.



NOT TO SCALE

LOCATION MAP TO BY-LAW 179 - 2009

FILE No. Z.08.040
 APPLICANT: K & K HOLDINGS LTD.
 LOCATION: Part Lot 31, Con. 4
 CITY OF VAUGHAN

 SUBJECT LANDS

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 218-2005

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Official Plan adopted by Council and not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE The Council of The Corporation of The City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto, from A Agricultural Zone to C6 Highway Commercial Zone and A Agricultural Zone in the manner shown on said Schedule "1".
 - b) Adding the following Paragraph to Section 9 Exceptions:

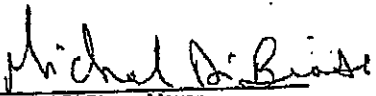
“(1240) Notwithstanding the provisions of:


 - a) Sections 5.1.4 and 5.7 respecting Permitted Uses in the C6 Highway Commercial Zone; and
 - b) Section 8.1 and Schedule "A" respecting the Minimum Lot Area in an A Agricultural Zone.

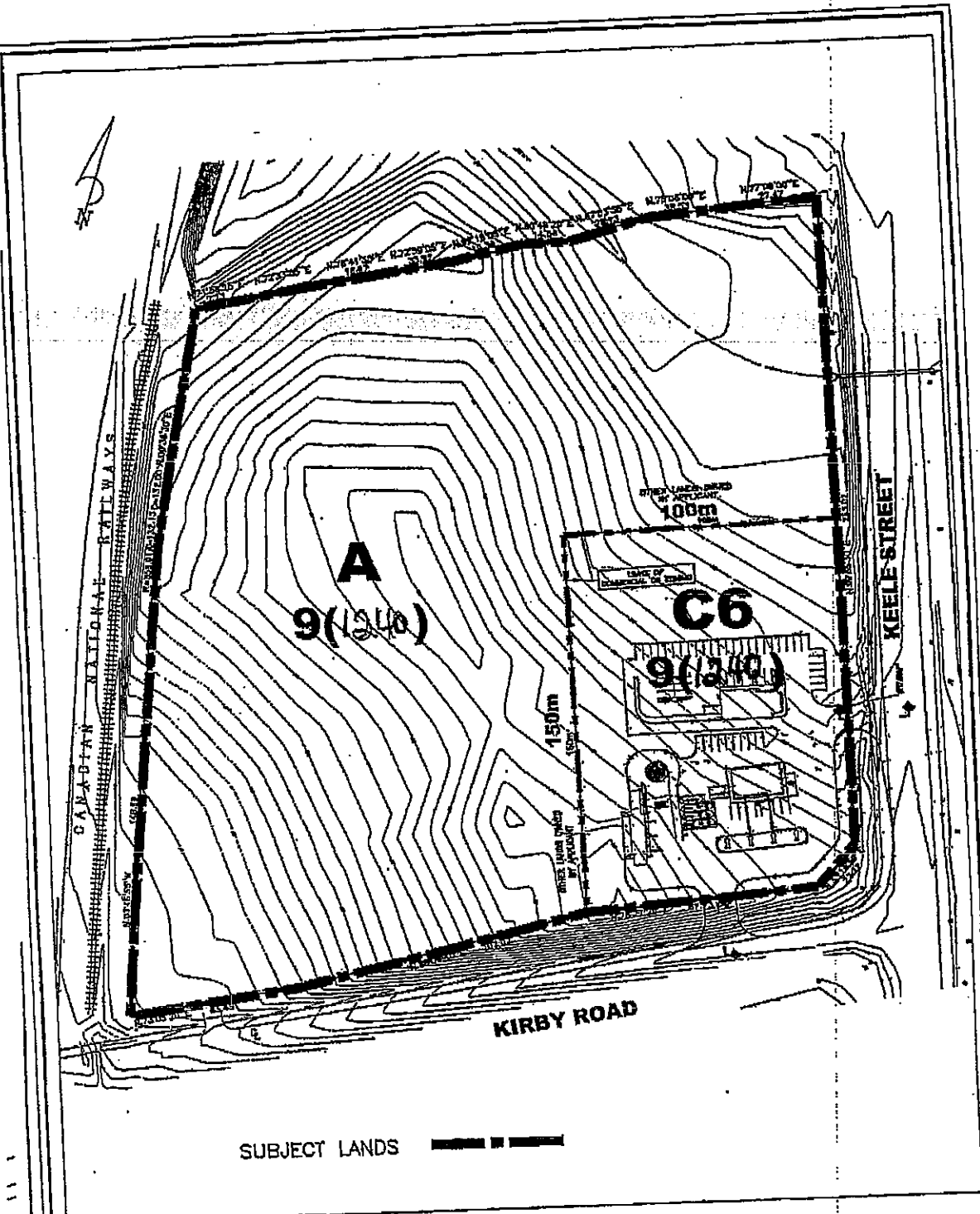
The following provisions shall apply to the lands shown as "Subject lands" on Schedule "E-1366":


 - a) The use of the land shown as C6 Highway Commercial Zone on Schedule "E-1366" shall be limited to the following uses without Open Storage:
 - i) Automobile Gas Bar
 - ii) Automobile Service Station
 - iii) Car Wash.
 - iv) Eating Establishment, Convenience with Drive-Through, provided it is operated in conjunction with an Automobile Gas Bar or Automobile Service Station.
 - bi) The Minimum Area of a Lot in an A Agricultural Zone shall be 5.25 ha."
 - c) Adding Schedule "E-1366" attached hereto as Schedule "1".
 - d) Deleting Key Map 4G and substituting Key Map 4G attached hereto as Schedule "2".
2. Schedules "1" and "2" shall be and hereby form part of this By-Law.

READ a FIRST, SECOND and THIRD time and finally passed this 27th day of June, 2005.


Michael Di Biase, Mayor


J. D. Leach, City Clerk



SUBJECT LANDS 

NOT TO SCALE
 THIS IS SCHEDULE 'E -1366'
 TO BY-LAW 1-88
 SECTION 9 (1240).

THIS IS SCHEDULE '1'
TO BY-LAW 218 - 2005
PASSED THE 27 DAY OF June, 2005

FILE No. Z.94.095
 RELATED FILE No. DA.04.048
 LOCATION: Part of Lot 31, Concession 4
 APPLICANT: MARIO & NICK CORTELLUCCI
 CITY OF VAUGHAN

F
L
A
C

Dep C - C 30

Mayor and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

<u>C 30</u> COMMUNICATION CW - <u>Feb 28/12</u> ITEM - <u>Dep C.</u>

Dear Mayor and Members of Council,

Re: Amalfi Court, Woodbridge

As you are aware, there have been a number of issues in respect of the small subdivision at this site, and many attempts to resolve those issues, with little success to date. What I wish to draw to your attention, on behalf of all the residents of Amalfi Court, is not our repeated requests that the City assume the roadway and underground infrastructure or collect waste and recyclables along the length of the street. Rather, it is to the error Council made in approving the subdivision as it was ultimately designed and subsequently built; and our belief that unless this error is noted and acknowledged, the risk is that it will be repeated elsewhere in the city.

I refer to the following:

1. The street was originally designed to end in a hammerhead, which made sense given the narrowness of the roadway. The developer was allowed by Council---over the advice of the fire and engineering departments---to replace the hammerhead with two additional building lots, meaning more profit for him but an awkward situation for any sizeable vehicle needing to access the street---such as fire trucks and ambulances! In fact it creates a problem for any vehicle entering the street, as there is no way a vehicle can exit the street unless it makes a two or three point turn into any of the very short driveways along the length of the street.
2. The street should have been designed as a single-loaded road laid out on one side of the site. That would have reduced the number of houses built, but each would have had more spacious backlots, and the roadway, of course, could have been built to city standards. Again, the insistence of the developer in maximizing the number of lots on the site---and Council's acceding to his request---has resulted in a poorly laid out development with persistent issues.
3. The street should have ended in a circle, rather than as it does now---perpendicular to the fence of an abutting subdivision, and rather than a hammerhead as well. That would have meant that garbage and fire trucks and ambulances would be allowed easy access and egress, both of which are sadly lacking, given the actual layout of the street.

We believe that Council made a fundamental error in approving the final design of the street, one that has created problems from day one. We acknowledge that this error cannot be corrected. However, we believe that the assumption by the City of the infrastructure beneath

the roadway would go a long way towards restoring our faith in the administration of the City of Vaughan, and for that reason we ask that such assumption be approved.

Yours truly,

Giuseppe (Joe) Palma
President
YRSCC # 976

8 Amalfi Court
Woodbridge, Ontario

C 31

Kleinburg and Area Ratepayers' Association

P.O. Box 202, Kleinburg, Ontario, L0J 1C0
Email: kara@kara-inc.ca Website: www.kara-inc.ca

COMMUNICATION	
CW -	Feb 28/12
ITEM -	22

February 28, 2012

Mayor and Members of Council,

RE: Committee of the Whole February 28, 2012: Item 22 – Official Plan Amendment file Z.06.005 and Zoning By-Law amendment file Z.06.005 1668872 Ontario Inc. (Royal Pine Homes)

The property represented in the above application is just beyond our Association's southern border at Major Mackenzie and Pine Valley. As during the public hearing process and our submissions at that time, we are once again making this submission in opposition to this application. The built form in the application is incidental to our objection as we are opposed to the official plan amendment and the zoning change being requested that would allow what is proposed and possible related built forms on this location.

We have significant concerns that approval of this application and the precedent it sets will have negative ramifications for the Kleinburg and area community which has fought long and hard to preserve our rural and heritage character. We believe such a precedent in this rural setting/context along Pine Valley, will unleash an assault through the development application process on what our Association fights so hard to protect. Based on our review of the staff report we are losing confidence that City planning staff and in turn Council will have any inclination let alone power to protect our community from this onslaught based on a lack of any real commitment to any of its official plans. By supporting and approving such requests what will be so graphically demonstrated is how a comprehensive planning process employing such rigor in the preparation of official plans can be compromised by the ad hoc and piecemeal requests to alter them in this manner. Not to mention the enormous cost and effort that has been consumed by Vaughan's official plans, and especially the 3 years and over 3 million taxpayer dollars spent on VOP 2010, The resultant lack of commitment is certainly not in the interests of the City and its residents, as the objectives, outcomes and overall vision in these comprehensive plans become compromised and will not positively be realized.

This will become an increasingly crucial and acute situation as we move toward 2031 when you consider Vaughan has been asked by the province and the region to accept more than its fair share of density. We know that these types of applications rarely, if ever, ask for less density. This application is a case in point. This then is not just about managing growth it is also about controlling growth. If growth is not controlled by adherence to the official plan, this City will far exceed the population target of 418,000 by 2031 through this back door process. The associated chronic problems we face and the deterioration in our quality of life will continue unabated.

Kleinburg and Area Ratepayers' Association

P.O. Box 202, Kleinburg, Ontario, L0J 1C0
Email: kara@kara-inc.ca Website: www.kara-inc.ca

In stark contrast this Feb 28, 2012 staff report states:

"The development planning department has determined the application will meet and also allow the City to meet the objectives of providing for a range of land uses that promotes the efficient land use and development patterns to support a livable and healthy community..."

We would submit to you that this staff report has spent far too little time in citing the new OP review which took into consideration the Provincial Policy Statement and Places to Grow. That review again did not deem this to be an appropriate location for the zoning that this application is requesting. The provincial policy statement and Places to Grow was of specific focus and more than taken into consideration during the 3 years of the Official Plan review by Urban Strategies in their 300 page VOP 2012 document. The result - no similar high density land use designation was deemed appropriate for this property.

To reiterate, staff spends an inordinate amount of time in proposing to reapply the provincial policy statement and has come out with a different conclusion to VOP 2010 where it applies the provincial policy statement to OPA600. This is an odd inconsistency in staff's conclusion on the official plan designation and zoning on the same property between OPA600 and VOP2010.

It should be noted and is absent from the staff report that the applicant through its representatives made a request to change the proposed designation under VOP2010 on June 07, 2010 and can be found in Volume 1 of the Public comments analysis undertaken by the City. The applicant requested that under the new official plan these lands be designated "Mid Rise residential" rather than Low-Rise residential. It should also be noted that the Low-Rise designation under VOP 2010 was already at an appreciably higher density than that granted under OPA600.

City planning staff responded to this June 7, 2010 request as follows:

"...The City has identified areas for intensification through the Official Plan review. The subject lands were not included in any intensification areas. The surrounding land use context is primarily low density residential and open space." "No change is recommended with respect to the proposed designation on the lands."

This is an astonishing contradiction in the conclusion made by City staff in circumstances where essentially there is no material difference in the request for official plan designation. The residents of Vaughan expect predictability and consistency in the implementation and adherence to its official plans. Once established they should be supported and residents should not have to take on a watch dog role looking for inappropriate deviations. Where changes are made they should have true planning merit, be warranted and widely supported. This is not the case in this application.

C32

Kleinburg and Area Ratepayers' Association

P.O. Box 202, Kleinburg, Ontario, L0J 1G0

Email: kara@kara-inc.ca Website: www.kara-inc.ca

C 32	
COMMUNICATION	
CW -	Feb 28/12
ITEM -	22

February 28, 2012

RE: Committee of the Whole February 28, 2012 Item 22 - Official Plan Amendment file Z.06.005 and Zoning By-Law amendment file Z.06.005 1668872 Ontario Inc. (Royal Pine Homes)

My name is David Brand and I am here on behalf of the Kleinburg and Area Ratepayers' Association. This property is close to our association's border.

We have significant concerns that approval of this application and the precedent it sets will have negative ramifications for the Kleinburg and area community which has fought hard to preserve a rural and heritage character. We are losing confidence that we will be able to protect our community based on a lack of any real commitment by City planning staff and Council to adhere to any of the official plans. The comprehensive planning process; the 3 years spent; and over 3 million tax dollars consumed on the latest one, will be seriously undermined by ad hoc and piecemeal amendments.

This will become an increasingly crucial and acute situation. If growth is not controlled this City will far exceed the population target of 418,000 by 2031 and the related chronic problems we face today will be exacerbated.

We have reviewed the staff report. We only have time to highlight some areas of major concern. We feel the report is lacking the information needed for Council to make the **right decision for the Residents of Vaughan.**

Kleinburg and Area Ratepayers' Association

P.O. Box 202, Kleinburg, Ontario, L0J 1C0

Email: kara@kara-inc.ca Website: www.kara-inc.ca

Communication Plan

The summary of concerns raised by those opposed does not fully reflect those concerns. Some of these that need to be added or require wording changes are, but not limited to:

1. Official plans should not be gutted by an incremental or ratcheting approach.
2. Fear of OMB challenges should not be a factor in the decision making process.
3. Pine Valley will never be a transportation corridor as it runs only between Rutherford and King Vaughan line with no possibility of extension.
4. There are no amenities within walking distance of this location.
5. Public transportation will not be available in any substantive or reliable way on Major Mackenzie for many years, requiring residents to depend on cars.
6. Seniors do not take public transit very often. Statistically, as people age they take public transit less frequently.

Land use policies / planning considerations

Staff's review of this application in the context of the City's previous official plan under OP600 identifies that the comprehensive plan did not deem a high density designation on this property to be appropriate.

The Provincial Policy Statement and Places to Grow was taken into consideration during the 3 years of the Official Plan review by Urban Strategies in their 300 page VOP 2012 document. No similar high density land use designation was deemed appropriate for this property.

Kleinburg and Area Ratepayers' Association

P.O. Box 202, Kleinburg, Ontario, L0J 1C0

Email: kara@kara-inc.ca Website: www.kara-inc.ca

On June 7th 2010 the applicant requested that under the new official plan these lands be designated "Mid Rise residential" rather than Low-Rise residential. City planning staff responded to this request as follows: "No change is recommended with respect to the proposed designation on the lands."

KARA does not believe that this report makes a strong and compelling argument that this official plan amendment and zoning change should be approved for this site. We also fear that the new official plan is already being rendered essentially irrelevant even before it formally comes into force. Once official plans are established residents should not have to take on a watch dog role looking for inappropriate deviations. Where changes are made they should have true planning merit, be warranted and be widely supported.

For most observers, the idea this application is compatible with the surrounding community strains credulity. In our view it is indisputable that this application is NOT compatible with the surrounding area. As such we urge Council NOT to support staff's recommendation for approval.

Respectfully Submitted by the,
Kleinburg and Area Ratepayers Association

C33

Stephen Roberts
95 Bentoak Crescent
Vaughan, Ontario,
L4J 8S8

February 28, 2012

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

<u>C 33</u>	
COMMUNICATION	
CW -	<u>Feb 28/12</u>
ITEM -	<u>20</u>

Re: Committee of Whole Meeting Feb28, 2012
Official Plan Amendment File OP.06.002
Zoning By-law Amendment File Z.06.005
1668872 Ontario Inc. (Royal Pine Homes)
9909 and 9939 Pine Valley Drive, Vaughan Ont.
Ward 3

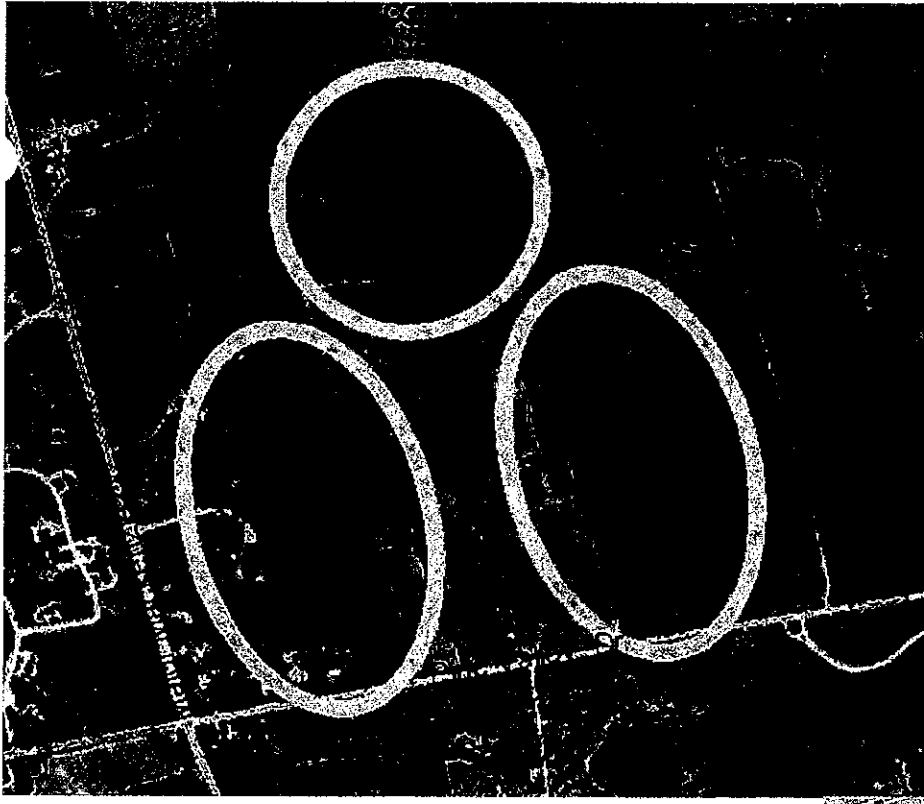
I do not support proposed zoning bylaw amendment to allow high-density development due to the ecological concerns that I have regarding this development. My concerns relates to both Parts 1 & 2, however, I am very concerned with the re-designation of PART 2 from "Valley and Stream Corridor" to High Density Residential Commercial".

We need to protect and strengthen the ecological integrity of the adjacent creek, woodlot and look at the whole picture in the context of Kortright Conservation Area. This areas is part of the Kleinburg Woodlands and has been designated a Regional Significant Life Science ANSI (Area of Natural and Scientific Interest).

Unfortunately, the application and associated supporting document makes no mention of the City of Vaughan Woodlot Protection Strategy from 1994 and 2001. This document "established a proactive strategy for the protection and acquisition of all 300 acres of major woodlot resources with the planned area of Vaughan". Essentially this is a high priority list of the most important woodlot to protect. The woodlot and valley land in this subject property are in this document. It is identified as Woodlot #9. This woodlot has already been subject to tree cutting on the east side by another developer in the adjacent subdivision.

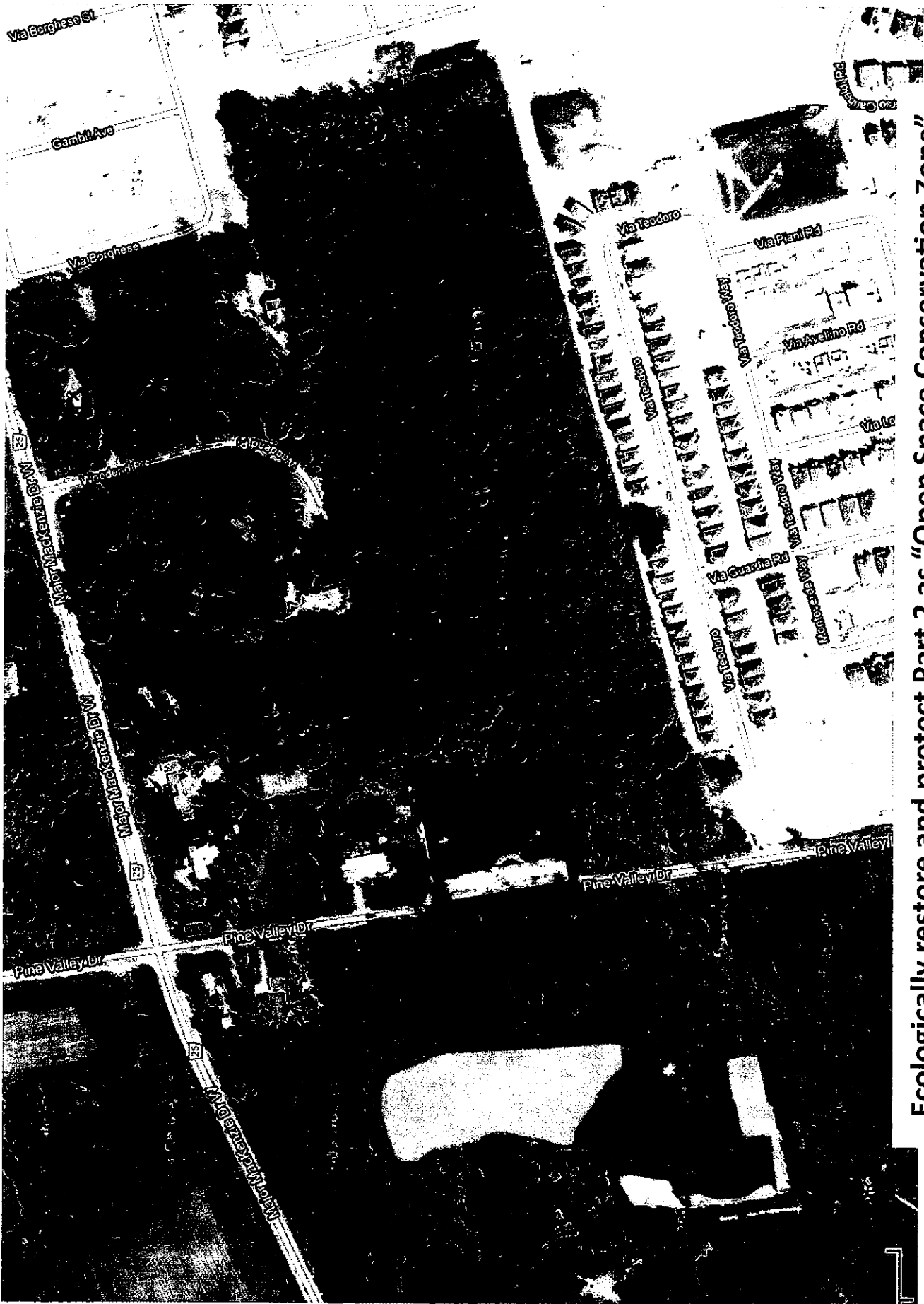
Therefore, I am asking that council ~~to~~ not allow any development on Part 2 and to review development options for Part 1. The present plan to zone the valleylands to OS1 Open Space Conservation Zone and the woodlot to OS4 Open Space Woodlot Zone is fully supported and endorsed.

Sincerely,
Stephen Roberts



Vaughan Woodlot Protection Strategy





Ecologically restore and protect Part 2 as "Open Space Conservation Zone" to cog pleg ent se adjacent wooded areas.

WOODLOT IDENTIFICATION #9

1. URBAN VILLAGE 1 – VELLORE
 - 1.1. BLOCK 39
2. DESCRIPTION
 - 2.1. LOCATION
 - Part of the west half of Lot 20, Concession 6
 - East side of Pine Valley Dr.
 - 2.2. AREA
 - 2.2.1. TOTAL AREA
 - Approximately 11.6 ha.
 - 2.2.2. TABLELAND
 - Approximately 9.6 ha.
 - 2.2.3. VALLEYLAND
 - Approximately 2 ha.
 - 2.2.4. ANSI
 - Approximately 11.6 ha. (total area)
 - Regionally Significant Life Science ANSI
 - 2.3. CHARACTERISTICS
 - Characterized by intermittent tributaries with steep slopes the woodlot performs erosion control functions and possesses a moderate degree of habitat importance.
 - Forms part of the Kleinburg Woodlots which have been designated as a Life Science ANSI.
 - Residential dwelling exists on north west corner of woodlot and includes associated property comprising approximately 4 ha. of woodlot and valleyland area.
3. OWNERSHIP
 - 3.1. Contained within two private ownerships, being:
 - a four hectare residential property totally contained within the woodlot and valleyland designation; and,
 - an approximate 16 ha. property containing the balance of the woodlot and adjacent farmland.(Owned by adjacent plan of subdivision – Artibus Development Corp – 19T97V15)
4. REGULATORY STATUS
 - 4.1. OFFICIAL PLAN
 - Designated “Woodlot” in OPA 400/600
 - 4.2. ZONING BYLAW
 - Zoned A Agricultural by Bylaw 1-88;
 - 4.3. SUBDIVISION CONTROL
 - The larger 16 ha. area is part of a larger land holding the balance of which forms Subdivision Plan19T-97V15. However the woodlot portion of the land ownership has been excluded from the limits of the subdivision
 - The 4 ha area is not under development application and forms a residential lot.
5. SUMMARY
 - There would not appear to be any planning process underway to secure this woodlot. The existing 4 ha. woodlot property containing a residence has little further development opportunity. The larger woodlot property will become a separate lot upon registration of the plan of subdivision on the balance of the lands and could therefore accommodate a further dwelling which would impact the woodlot.

C34

Richard Rodaro
for 50 Woodend Place, RR#2 Woodbridge.
Deputation to Committee of the Whole
February 28th, 2012, 1pm, Agenda Item 22
O.P.A. File OP.06.002, Zoning By-law Amendment File Z.06.005
1668872 Ontario Inc.

<u>C 34</u>	
COMMUNICATION	
CW -	<u>Feb 28/12</u>
ITEM -	<u>22</u>

Applications for re-development proposal seeking to redesignate ESTATE RESIDENTIAL and VALLEY AREA lots to HIGH DENSITY RESIDENTIAL-COMMERCIAL, and, rezone RURAL RESIDENTIAL Zone and AGRICULTURAL Zone to RA2 APARTMENT RESIDENTIAL Zone to build a MULTY-STOREY APARTMENT BUILDING on Pine Valley drive immediately south of Major Mackenzie Dr across from Kortright Conservation Lands.

Your Worship, Members of Committee and Council, Members of Staff and the Press:

My name is Richard Rodaro; my family lives on Woodend Place and are among the founding residents of the Woodend-Millwood ratepayers Association for over 30 years.

Our association President, Tim Sorochinsky is unable to attend today and so I understand Committee will not be receiving submissions from the association. He did ask me to raise two points with you: his disappointment that the Ward 3 community meeting to be held pursuant to Council's motion following the Public Hearing in June 2011 did not in fact take place. He would like to thank the various members of staff, Council and the Mayor who have met with us on different occasions, as do I. Secondly, his disappointment in the very limited time we have had with this staff report

I must begin by saying that this staff report was to have been available on-line a week ago Friday before the Family Day long weekend. It was not available until late Tuesday afternoon on the City's website. I had to get my copy from the Clerk's office Wednesday afternoon. We met Thursday morning with the Commissioner of Planning – which we appreciate greatly – to understand the reasoning behind staff's decision to recommend approving the application, and have had only the ensuing 4-1/2 days amidst personal and business obligations to digest,

consider, consult as well as prepare to speak to you today. This has been wholly inadequate time for an issue we have taken very seriously. As well, the afternoon session for this meeting has made it impossible for many concerned residents to attend who otherwise wanted to.

At the public meeting last June we delivered a petition with approximately 100 signatures of residents opposed to this redevelopment. A majority of residents we spoke to were not even aware of either the application or the public meeting or both, which might be explained by the fact the the applicant failed to erect signage on his properties advertising the applications and the public meeting date. It is my understanding that the Planning Act requires that both notices be mailed to residents within a limited prescribed distance of the subject properties – which was done by the City – AND signage advertising the meeting be erected on each property of the subject lands. Alternatively, a series of advertisements may be run in the local newspaper, though I believe that is usually intended more for city-wide applications and issues. I checked the Vaughan Citizen and the development site regularly and saw no ads and no signage. A great deal of hard work and organization by both residents and City staff went into a public hearing that technically did not meet the requirements of the Planning Act because the applicant – an experienced developer – failed to fulfill what I understand to have been an obligation to properly inform the public. I am also disappointed to see that public correspondence and representation arising from previous public meetings for this proposed development do not appear to have been listed in the staff report, my own included.

At the last public meeting, we requested that the City not approve the applications for this redevelopment proposal and instead enforce the approved planning policies

1. that provide for **sustainable diversity** in residential land uses while maintaining and complementing the **integrity of existing planned neighbourhoods**:
 - o The staff report recognizes that the lands are designated 'Estate Residential', "Valley and Stream Corridor" and "Tableland Woodlots", hence the requirement for an O.P.A by the applicant.
 - o The staff report does not however reflect any of the following policies:
OPA600 6.2.5. 2: This plan recognizes the existing and approved estate residential

developments in the Rural Area General of the City of Vaughan as designated on Schedule F and **the existing Estate Residential areas located within Vellore-Urban Village 1 as shown on Schedule B** to this Plan. **Development** within these areas **shall** be subject to the **Estate Residential Policies** of the Plan.

- The intent of this policy is clear – **The Estate Residential policies of OPA 600 are written under Section 6, Rural Area – General Policies.**

Notwithstanding the urban village development then proposed for Vellore Village 1, OPA 600 expresses the strong assertion or command (*shall*) that the pre-existing 25 acre Woodend and the Millwood Estate Residential subdivisions are to retain their rural character and identity; this befits their location at the western extremity of the urban village perimeter (see Schedule “A”) abutting conservation lands of the East Humber River valley, stretching from Boyd Park to the McMichael Gallery and indeed reflects exactly how Block 39 was designed and effectively built-out today with almost no trace of urban development apparent along Pine Valley Drive. And furthermore,

OPA 600 6.2.5. 3: The predominant use of land designated Estate Residential **shall** be for **single family detached dwellings on large lots**. Estate Residential development **shall** only occur on the basis of **retaining the rural character** of the surrounding area, **minimizing disturbance** to the natural environment and **minimizing the impact on** existing and potential **agricultural operations**.

- “Shall” by dictionary definition, when used in the third person expresses a strong assertion or command rather than a wish or simply a future tense.
- With respect to minimizing impact on agricultural operations, Matchbox Garden with the TRCA is operating a near-urban, organic farm on approximately nine acres relying in part on biodiversity rather than fertilizers, pesticides and human labour rather than expensive machinery on the Kortright lands near the north west corner of Major Mackenzie and Pine Valley Drives.
- OPA600 2.1 viii: To ensure that neighbouring developments are physically compatible and respect existing development conditions;

- OPA600 2.1 ix: To ensure development **complements** the natural landscape and **protects and conserves** the **natural landform** of areas having **prominent physical features**;
- OPA600 2.2 x: ... Residential Intensification will be encouraged where certain criteria are met, such as ...**compatibility with existing land uses**;
- OPA600 2.7 xvii: **To ensure** that new development is **integrated with** and **sensitive to significant landscape features**, vistas and panoramic views;

By contrast, while the report describes “High Density Residential-Commercial Area” permittable heights (12 storeys) and densities (between 60 and 150 units/ha), it thoroughly neglects to explain that no High Density Residential-Commercial Areas were planned for Block 39 or Vellore-Urban Village 1 (see OPA600, Appendix B). While the District Centre locations at Weston Road and Major Mackenzie were designated a Study Area, the Estate Residential lands of Woodend and Millwood were never envisioned for what is defined ...

- OPA600 4.2.1.4: **High density Residential-Commercial Areas** are **the most intense** locations of residential and commercial use in Urban Village Area 2 and the Vaughan Centre Secondary Plan;

and for what requires buffering for compatibility with surrounding and less dense residential uses,

- OPA600 4.2.1.4 vi: ... Specific development schemes **shall demonstrate a careful transition** in building scale **toward lower density housing** forms.

I could argue that does not mean 7 storeys of terraced balconys to transition to 2-1/2 acre single family lots.

The Visual Impact Study submitted by the applicant was unimpressive when presented by the applicant's consultant and less so when review in detail, including

- convenient omissions of background facts,
- that the consultant admitted when asked to having had no experience in

- preparing such a study in a 30-plus year career and knew no standard for one
- flawed methodology,
 - particularly equating an approximately 2-foot by 7-foot open metal frame cage atop a 3-inch solid steel pole 110 feet in the air identifying the visual impact of a solid 9-storey mass with a 2,500-plus square meter average gross floor area foot print;
 - the analysis relies entirely on examining pictures selected and taken by representatives of the applicant that were presented to KLM in a “Where's Waldo”-like exercise of “Can you see the crane?” and so was not undertaken independently – even remotely from the applicant.
 - The professional opinion that “a 9-storey residential building ... will have no visual impact on the surrounding community” that forms the conclusion of the analysis report is arguably incongruous with the report's purpose, “to demonstrate the potential visual impact of a 9-storey building on the surrounding community.” Picture locations ignored residents' locations who opposed the application at public hearing (9990 Pine Valley, directly across the street) and residents who signed the petition (10071 Pine Valley, north-east corner of Pine Valley and Major Mackenzie)) but focused instead on a few selected locations but concluded about the entire surrounding community.
 - The analysis report makes no attempt to demonstrate the impact of further applications for which its approval will set a precedence east along major Mackenzie from Pine Valley Drive.
 - The analysis report is severely limited in scope and depth. Attached are pictures provided by us to the City in June 2010 looking directly at the building site from local residents' perspective, yet the report concludes no visual impact to the surrounding community. I DO hope it turns out to be invisible. But it raises additional doubts as to the reliability of the other reports provided by this applicant to support this application
 - that **respect and reinforce planned and existing rural and farm land uses**, exemplified by the **Pine Valley Drive corridor** north from Rutherford Road:

- OPA600 1.7: “The city **shall** [i.e. in the third person indicating a command or duty, not merely a wish] **maintain and encourage the rural character** of areas of Vaughan **where** agricultural activity and the **rural lifestyle remain predominant, as an alternative to the City's urban areas.**”;
- OPA600 2.9 ii: **To ensure the protection, conservation and enhancement of environmental features** and resources located in the rural area;
- OPA600 2.9 v: **To ensure that the rural character is maintained and that in areas of non-farm uses a built-up urban appearance is not created.**
- that both **safeguard and enhance the unique character of protected and environmentally significant and sensitive lands** including the Kleinburg woodlots located in part on the subject property which are **regionally significant Areas of Natural and Scientific Interest (ANSI)**, as well as **Marigold Creek** identified as **hydrogeologically highly sensitive.**

The staff report reflects – as the TRCA explained to us - that TRCA review of environmental issues is limited to risk associated with flooding, erosion and stream corridor slope stability due to incompatibility of new development with their protection in their natural state. Furthermore their review is confined to the dimensions of the permitted building envelope only – its footprint - and does not consider impact of density and number of storeys or impact which results from them. In short, TRCA signing off with conditions for a proposed development does not address all environmental impact issues. The site is surrounded by lands identified as significantly sensitive and conservation with a planned intent to maintain a rural character beyond the extremity of urbanization within Block 39 and should therefore be spared the added impact of high density that is planned for other, less sensitive locations in the City. In any event, what analysis of the remaining environment issues has staff performed and by whom? It is not apparent to me in the report.

Were this application uncontested, the staff report before you might possibly be adequate for you to deliberate its recommendation. This however is not the case and the application has been highly controversial and strongly opposed in the community.

It was explained to us that three factors have largely contributed to staff's decision to support these applications: (i) an inconsistency in the City's handling of outstanding older applications that predate the 2010 VOP which might result in an unfairness to some of the applications - which would apply to this one - and might result in a weakened argument before the O.M.B., were the file referred which the applicant has repeatedly threatened; (ii) that were the applications referred to the Board and the applicant successful then he would not only receive O.P.A. and Rezoning, but also Site Plan approval, and the City would rather retain that last small measure of control than risk having none at all; (iii) In recent years O.M.B. decisions have been notoriously generous to both developers and to enforcing Provincial residential intensification policies and staff question whether it is better to to fight other issues.

You may be told that the City's Official Plan is considered at most a guideline for considering planning approvals. But a guideline speaks more to discretionary flexibility than to outright disregarding policies in their entirety. The recommendation to approve high density in this rural-bound Estate Lot designation requires you to completely disregard ALL of the policies referenced and quoted above, not to bend for a greater good, but to break to accommodate private profit on a speculative land investment.

You may be told that it's safe to contain this building at six storeys than risk an OMB approval at nine or ten or even twelve. But the only containment is of height, not of the precedent of further and higher density elsewhere in our subdivision. Both planning staff and our Councillor have reiterated their commitment to keep this a low density neighbourhood, but there is nothing in place nor concretely proposed. Once this is approved, the precedent under the 2010 VOP might in fact establish a node of intensification by definition, encouraging continued redevelopment with intensification.

Let me be perfectly clear – I do not want to see 6 storeys, I certainly do not want to see 9, 10 or 12 on this site, and ultimately see 6-12 storeys surrounding us. It may be “safe” and convenient but are we arguing about 6 here and 12 at the corner versus 9-12 here and 12 at the corner? When we abandon principle and policy there is no safety, no order, only crisis managed opportunism. Neither staff, nor Council, nor the public can blow out the candle and then curse the darkness.

In 2008 I asked that rather than undertaking piecemeal approvals contrary to the official plans designations, that if intensification was desirable at this intersection, then study it – do a plan, of overall population, total impact and design something that works for the whole neighbourhood going forward to or leave the designations. That's essentially what the 2010VOP did, after considering specific requests from the applicant. If staff feels that cannot be supported at the Board then either the consultants prepared an inadequate plan – and residents need to know that if the consulting planner cannot justify his work – or his fee! - or else the consulting planners should stand up and defend the plan they were paid handsomely to prepare. If they cannot, we have a right to know.

Particularly where an application is contested, planning staff should be providing the technical analysis to allow Council to assess risk and choose its priorities in an open dialogue with the public – whether to uphold the Official plan or abandon established neighbourhood in exchange for maintain site plan control. These are precepts not even revealed in this report so that it can be deliberated, debated or even considered by Council, let alone residents – instead planning policies are cherry-picked to justify a conclusion already arrived at at the outset of the report.

Assessment of success at an OMB hearing should be part of the report you receive with a balanced analysis of relevant policies. And if the public and Council choose to go to the Board – the Board will have public evidence in a report of the effect they are having the municipal planning across the province for open scrutiny. This reports hides the problem at the root of our current planning realities.

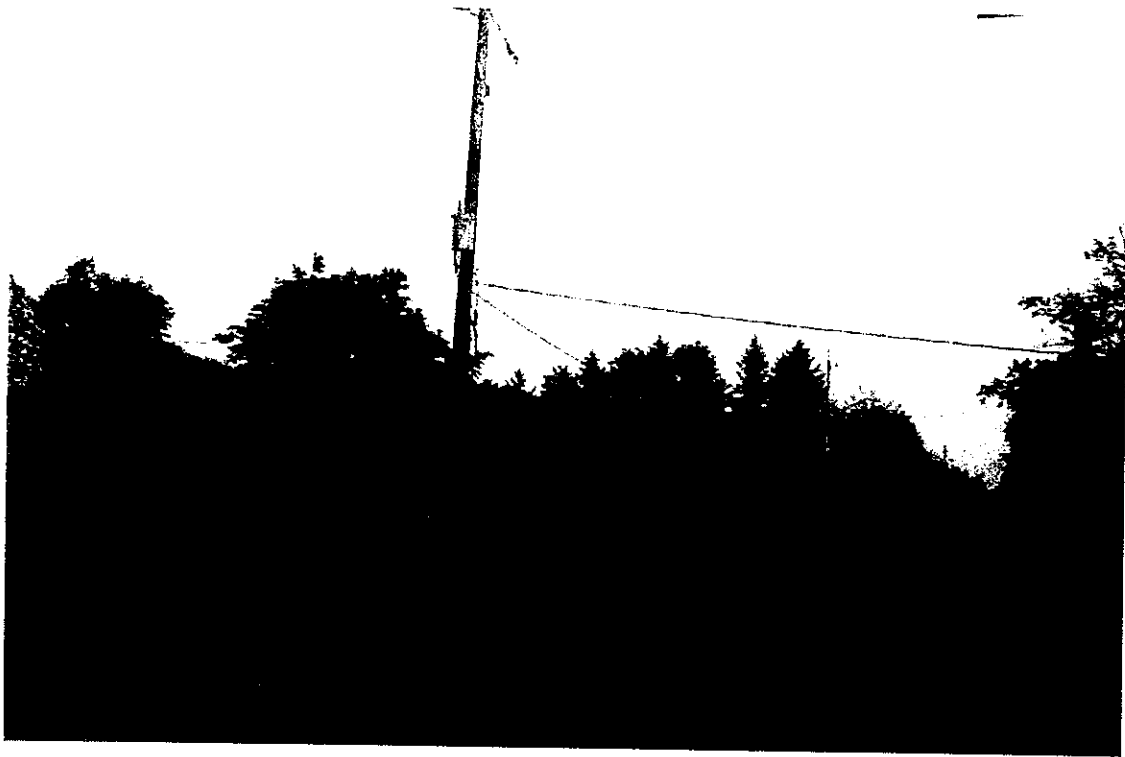
This about transparency, for real discussion and debate, so you can tell us what your priorities are, what principles and practices are important to you – and we in turn can tell you what's important to us. That is not possible with this report.

If the OMB is the problem in conducting orderly planning then let's call in the Minister and our M.P.P. And we will participate in an open forum of years of frustration of the planning program.

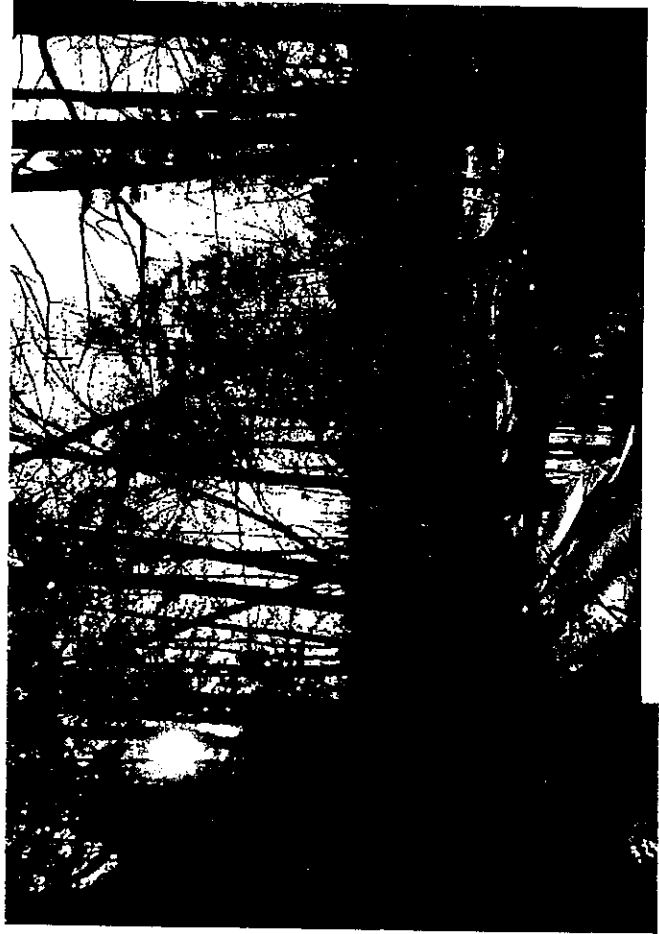
When decisions are based on the likelihood of an OMB hearing we begin assessing applications on the basis of the credibility of the applicant to make a successful appeal, not based on the plans but who submits them – and the residents can never go to the Board and so are marginalized and eliminated from the planning process.

Turn down this application on the strength of the public arguments and concerns you hear or refer it back to staff for a complete report that will allow us to fight this fairly at the Ontario Municipal Board and end this endless cycle,. Let there be transparency and light in our deliberations and resolutions of these matters and preserve the integrity of our public planning process and our community neighbourhoods.

Thank you.



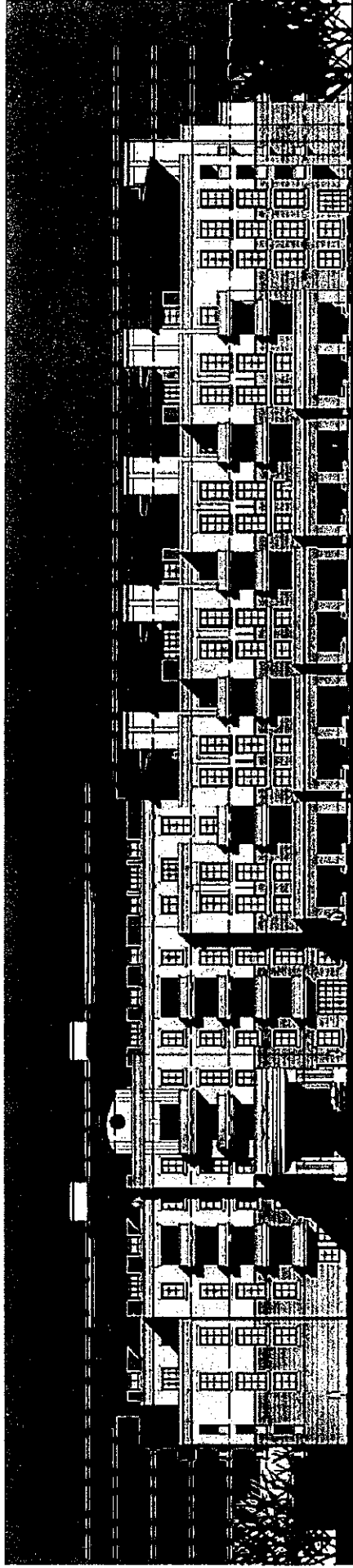
Richard Rodaro, re: OP.006.002, Z.06.005 Applications
Sample photographs of visual impact to surround community – May, 2011
(Provided in Millwood-Woodend Association presentations to Council, June, 2011.)



Richard Rodaro, re: OP:006.002, Z.06.005 Applications
50 Woodend Place – Backyard photographs of existing views demonstrating
visual impact of high density development on Pine Valley and along Major Mackenzie Drive

C35

Application for Multi-Storey Apartment Building 1669972 Ontario Inc. (Royal Pine), Pine Valley Dr.



MAJOR MACKENZIE DR. 139 [294'-1"] PINE VALLEY DRIVE 50 [105'-4"]

PROPOSED RESIDENTIAL BUILDING

33

PROPERTY LINE

PROPERTY LINE

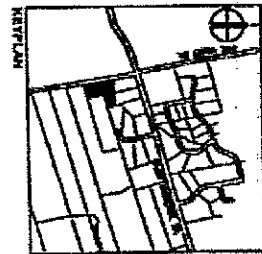
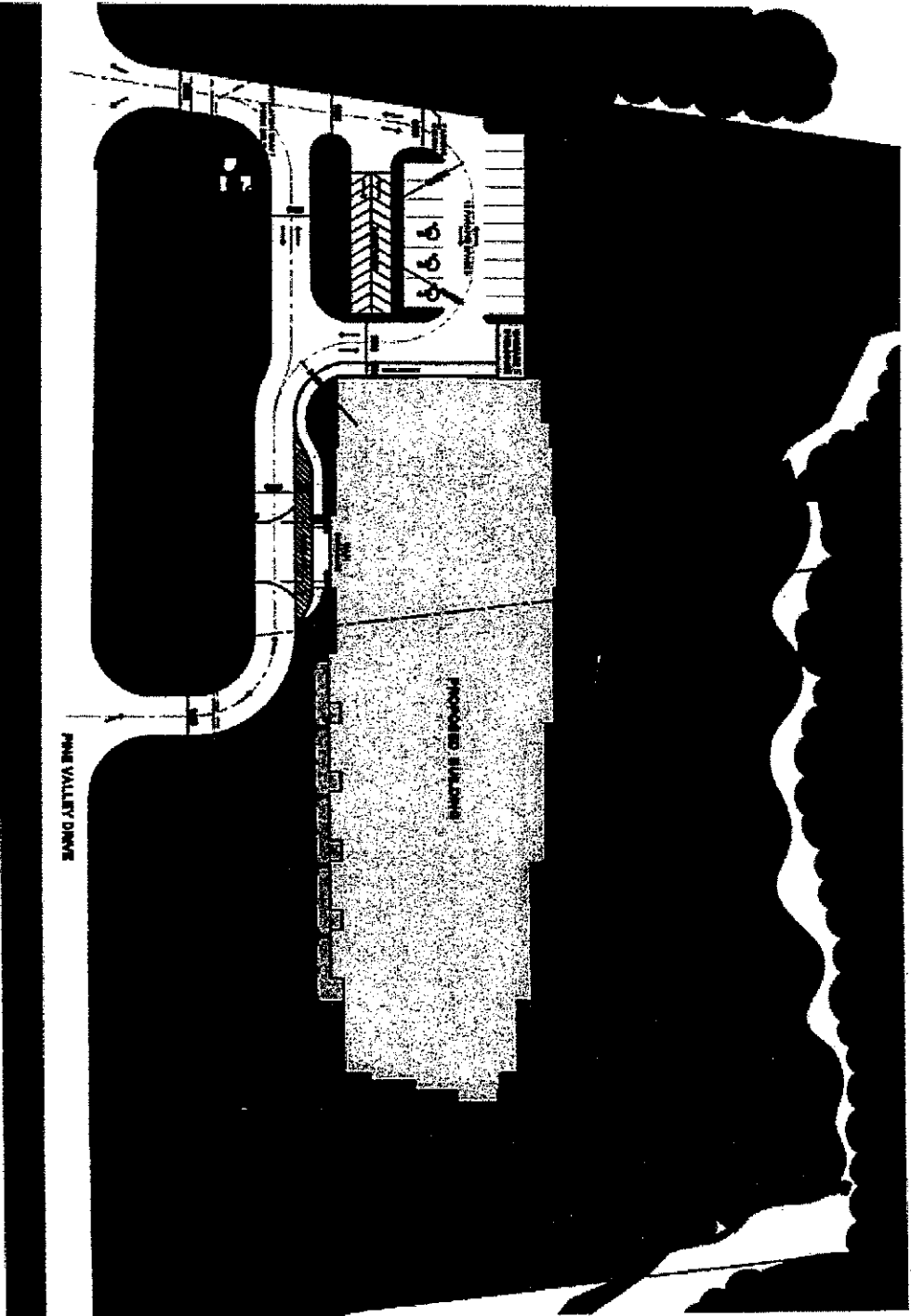


C35
COMMUNICATION
CW - Feb 28/12 Item 200

OP.06.002
Z.06.005

CAPO DI MONTE CONDOMINIUM
9909 PINE VALLEY DRIVE

SITE PLAN



SITE STATISTICS:
 100' x 100' (10,000 sq. ft.)
 100' x 100' (10,000 sq. ft.)
 100' x 100' (10,000 sq. ft.)

SETBACKS:

FRONT 15'
 REAR 10'
 SIDE 5'

PARKING:

100' x 100' (10,000 sq. ft.)
 100' x 100' (10,000 sq. ft.)
 100' x 100' (10,000 sq. ft.)

BUILDING:

100' x 100' (10,000 sq. ft.)
 100' x 100' (10,000 sq. ft.)
 100' x 100' (10,000 sq. ft.)

LEGEND:

- BOUNDARY COMPARTMENT LINE APPROXIMATE BY TRUCK
- LIMIT OF DEVELOPMENT AS APPROVED BY TRUCK
- PROPERTY LINE
- PROPOSED BUILDING
- PARKING AREA