

File No.: 8005.2-22

June 27, 2022

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**Attention:** Tony Carella, Lucy Cardile, Mario Ferri, Gino Rosati, Linda Jackson, Nancy Tuckett, Christopher Consentino, Mark Antoine, Haiqing Xu, Marilyn Iafrate, Rosanna Defrancesca, Sandra Racco, and Alan Shefman

Dear Sirs/Mesdames:

**Re: York Region Common Elements Condominium Corporation N0. 1320 and  
Pristine Homes (Pine Grove) Inc.  
Official Plan Amendment File: OP.20.004  
Zoning By-Law Amendment File: Z.20.011  
8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue  
Vicinity of Islington Avenue and Pine Grove Road  
Council Meeting on June 28, 2022**

We are the lawyers for York Region Common Elements Condominium Corporation No. 1320 ("YRCECC 1320"). We are writing to you with respect to the upcoming council meeting scheduled on June 28, 2022 and to request an adjournment of any approval or discussion relating to this matter.

We understand that Pristine Homes (Pine Grove) Inc. intends to build a residential apartment building on the lands adjacent to YRCECC 1320's lands and is seeking a zoning by-law amendment and an access easement over YRCECC 1320's common element road, among other things.

A City of Vaughan Council Meeting (closed to the public) has been scheduled on Tuesday June 28, 2022 regarding this matter, among other things.

In considering this matter at the upcoming meeting, we ask that you take the following into consideration.

Following the working group discussion meeting held virtually on November 24, 2020 with respect to this matter, YRCECC 1320 and the nearby property owners/ residents did NOT receive any communications from Pristine Homes (Pine Grove) Inc., Humphries Planning Group Inc., the City of Vaughan or any of their respective representatives with respect to this matter.

On June 16, 2022, Councilor Tony Carella invited Stephen Tsui, a member of the board of directors of YRCECC 1320, and other concerned residents to the Committee of the Whole Meeting scheduled for June 21, 2022. This was the first time, after almost two years, that YRCECC 1320 became aware of the status of this application and the proposed zoning amendment and the request to secure an access easement by Pristine Homes (Pine Grove) Inc.

Given the short notice of the June 21, 2022 meeting, YRCECC 1320, and the owners of parcels of tied land, did not have sufficient time to obtain legal and planning advice regarding this matter.

Our client was pleased that this matter was adjourned at the June 21, 2022 meeting. However, our client was surprised and disappointed to learn that the matter was only adjourned to June 28, 2022.

As such, YRCECC 1320 requests that any approval or discussion relating to the proposed zoning by-law amendment and the access easement over YRCECC 1320's common element road be adjourned to at least September 2022 to allow YRCECC 1320 and concerned owners sufficient time to obtain proper legal and planning advice.

In addition, YRCECC 1320 requests that at least 30 days' notice be provided in advance of any upcoming meetings related to this application.

Yours very truly,

**HORLICK LEVITT DI LELLA LLP**



**Julia Lurye**

**cc:**

- Rosemarie Humphries at [rhumphries@humphriesplanning.com](mailto:rhumphries@humphriesplanning.com)
- client