

Communication : C 1
Heritage Vaughan Committee
September 20, 2023
Agenda Item # 4

From: Maurizio Rogato <mrogato@blackthorncorp.ca>
Sent: Wednesday, September 20, 2023 11:34 AM
To: Clerks@vaughan.ca
Cc: Kody Giallonardo <kody@blackthorncorp.ca>; George Marchi [REDACTED]; George Marchi [REDACTED]
Subject: [External] Comments: September 20th, 2023 Heritage Committee Meeting (Agenda Item 4, 10180 Pine Valley Drive)...
Importance: High

Dear Madam or Sir,

Hope all is well.

I write on behalf of the Registered Owner of lands municipally addressed as 10180 Pine Valley Drive who also owns adjacent lands addresses as 10150 Pine Valley Drive and 10220 Pine Valley Drive.

The purpose of this correspondence is to provide Comments and to request the Heritage Committee Defer Item No. 4 (*Proposed Designation of the 10180 Pine Valley lands*) scheduled to be considered at the Heritage Committee Meeting, this evening.

I would also request a Participation Link be provided, as I understand the Meeting is to be held in virtual or electronic format.

The reasons for the Deferral request are as follows:

1. Our Client being the Registered Owner was not informed of the Report or Meeting, by City Staff.
2. The Report contains errors including:
 - i. The Report claims the 10180 Pine Valley Drive lands are owned by the City. This is not accurate as our Client is the Registered Owner and attached is a Parcel Abstract confirming the same.
 - ii. The Report refers to lands addressed as 6181 Major Mackenzie Drive and it is unclear why these lands are referenced as they have no relationship to the 10180 Pine Valley Drive lands.

- iii. The Report is premature, in that, the proposal to Designate the lands is based on review of Archival Information including a prior Heritage Report, commissioned by our Client, without any current Site Visit or review of the alleged Heritage Attributes.
- iv. The Designation process would be best carried out in consultation with the Registered Owner including through the review and processing of a recently filed Site Plan Amendment Application (City File No. DA.23.045).

In fact, we were recently in contact with City Cultural Heritage Staff to advance supporting materials, for the dwelling at 10180 Pine Valley Drive. Our Client is proposing a Home Occupation use within the existing dwelling including expansion of an approved Mausoleum and Funeral Home on the adjacent lands, addressed as 10150 Pine Valley Drive, with parking proposed on lands addressed as 10220 Pine Valley Drive.

To advance Designation of the existing dwelling, at 10180 Pine Valley Drive, in the absence of a complete and fulsome review is not advisable nor a cooperative approach.

I do apologize for sending our Comments after release of the Agenda but as mentioned, we were not aware of the Report.

I trust these Comments will be forwarded to the appropriate City personnel and Members of the Heritage Committee.

Again, as I wish to attend the Meeting, I am hoping you can provide a Participation Link, so I may answer any questions Committee may have.

Please acknowledge receipt of these Written Comments and the attached correspondence.

Looking forward.

Sincerely,

Maurizio

Maurizio Rogato B.U.R.Pl., M.C.I.P., R.P.P.
Principal



Land Development | Land Use Planning | Project Management | Government Relations

Tel: [REDACTED]
www.blackthorncorp.ca

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LAND
REGISTRY
OFFICE #65

03326-0150 (LT)

PREPARED FOR Shikha001

ON 2023/06/12 AT 14:16:34

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 22 CON 7 VAUGHAN PTS 2 & 3 64R3469; SUBJECT TO AN EASEMENT OVER AS PART 1, PLAN 65R38404 IN FAVOUR OF PART LOT 22, CONCESSION 7 VAUGHAN, PARTS 1, 2 & 3, 65R36630 AS IN YR3067071; SUBJECT TO AN EASEMENT AS IN YR3117868; CITY OF VAUGHAN

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 03326-0355

PIN CREATION DATE:

1999/05/21

OWNERS' NAMES

MARCHI, GEORGE

CAPACITY SHARE

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/CHKD |
|--|------------|-----------------|--------|---|---|-----------|
| <p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/04/07 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/05/21**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/05/21 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN. * * *</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION. * * *</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. * * *</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1999/05/25 **</p> | | | | | | |
| 64R1447 | 1971/04/07 | PLAN REFERENCE | | | | C |
| 64R3469 | 1974/02/08 | PLAN REFERENCE | | | | C |
| R303295 | 1982/11/05 | TRANSFER | | *** DELETED AGAINST THIS PROPERTY *** | ASHTON, EDDY ALBERT ASHTON, KATHLEEN | |
| YR2031932 | 2013/09/11 | TRANSFER | | *** COMPLETELY DELETED *** ASHTON, EDDY ALBERT ASHTON, KATHLEEN | GIAMBATTISTA, DINA | |
| REMARKS: PLANNING ACT STATEMENTS. | | | | | | |
| YR2031933 | 2013/09/11 | CHARGE | | *** COMPLETELY DELETED *** GIAMBATTISTA, DINA | SCOTIA MORTGAGE CORPORATION | |

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

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|-----------|------------|---------------------|--------|--|--|---------------|--|
| YR2031975 | 2013/09/11 | CHARGE | | *** COMPLETELY DELETED *** GIAMBATTISTA, DINA | SERVELLO, SERENA MOSCONE, ROSEMARY CARUSO, CIGALIT | | |
| YR2204473 | 2014/10/22 | TRANSFER OF CHARGE | | *** COMPLETELY DELETED *** SERVELLO, SERENA MOSCONE, ROSEMARY CARUSO, CIGALIT | SERVELLO, SERENA CARUSO, CIGALIT | | |
| | | REMARKS: YR2031975. | | | | | |
| YR2432776 | 2016/02/18 | CHARGE | | *** COMPLETELY DELETED *** GIAMBATTISTA, DINA | CARUSO, CIGALIT | | |
| YR2491277 | 2016/06/21 | DISCH OF CHARGE | | *** COMPLETELY DELETED *** SERVELLO, SERENA MOSCONE, ROSEMARY CARUSO, CIGALIT | | | |
| | | REMARKS: YR2031975. | | | | | |
| YR2842504 | 2018/06/27 | TRANSFER OF CHARGE | | *** COMPLETELY DELETED *** CARUSO, CIGALIT | 1742240 ONTARIO INC. | | |
| | | REMARKS: YR2432776. | | | | | |
| YR2869945 | 2018/09/06 | CHARGE | | *** COMPLETELY DELETED *** GIAMBATTISTA, DINA TAM, ALEXANDRA | CAMERON STEPHENS FINANCIAL CORPORATION | | |
| YR2870673 | 2018/09/07 | DISCH OF CHARGE | | *** COMPLETELY DELETED *** 1742240 ONTARIO INC. | | | |
| | | REMARKS: YR2432776. | | | | | |
| YR2900244 | 2018/11/22 | DISCH OF CHARGE | | *** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPORATION | | | |
| | | REMARKS: YR2031933. | | | | | |
| 65R38404 | 2019/04/30 | PLAN REFERENCE | | | | C | |
| YR3048815 | 2019/12/19 | CHARGE | | *** COMPLETELY DELETED *** GIAMBATTISTA, DINA | PARK LAWN CORPORATION | | |
| YR3049552 | 2019/12/20 | DISCH OF CHARGE | | *** COMPLETELY DELETED *** | | | |

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|-----------|------------|---------------------------------|--------------|---|--|-----------|
| | | REMARKS: YR2869945. | | CAMERON STEPHENS FINANCIAL CORPORATION | | |
| YR3067071 | 2020/02/13 | TRANSFER EASEMENT | | GIAMBATTISTA, DINA | SERENITY VALLEY P. LAWN MANAGEMENT INC. | C |
| YR3067072 | 2020/02/13 | POSTPONEMENT | | *** COMPLETELY DELETED *** PARK LAWN CORPORATION | SERENITY VALLEY P. LAWN MANAGEMENT INC. | |
| | | REMARKS: YR3048815 TO YR3067071 | | | | |
| YR3117868 | 2020/07/13 | TRANSFER EASEMENT | \$2 | GIAMBATTISTA, DINA | ENBRIDGE GAS INC. | C |
| YR3217682 | 2021/03/03 | CHARGE | | *** COMPLETELY DELETED *** SERENITY VALLEY P. LAWN MANAGEMENT INC. GIAMBATTISTA, DINA TAM, ALEXANDRA | CAMERON STEPHENS MORTGAGE CAPITAL LTD. | |
| YR3218682 | 2021/03/04 | DISCH OF CHARGE | | *** COMPLETELY DELETED *** PARK LAWN CORPORATION | | |
| | | REMARKS: YR3048815. | | | | |
| YR3276688 | 2021/07/02 | CHARGE | \$640,000 | SERENITY VALLEY P. LAWN MANAGEMENT INC. GIAMBATTISTA, DINA TAM, ALEXANDRA | PAHAL, RAJINDER SINGH | C |
| YR3369811 | 2022/01/20 | TRANSFER | \$2 | GIAMBATTISTA, DINA | MARCHI, GEORGE | C |
| YR3369849 | 2022/01/20 | CHARGE | \$11,000,000 | MARCHI, GEORGE | KHUN-KHUN, SUKHWINDER SINGH NIJJAR, MANGAL SINGH DHAM, SURINDER PAL SINGH 1509328 ONTARIO LTD. 2425316 ONTARIO INC. IEJ HOLDINGS INC. JAIPUR MCQUEEN PLAZA INC. PARHAR, JATINDER SINGH PURI, CHANDAN DHUDWARR BROS LTD. | C |
| YR3369850 | 2022/01/20 | NO ASSGN RENT GEN | | MARCHI, GEORGE | KHUN-KHUN, SUKHWINDER SINGH NIJJAR, MANGAL SINGH DHAM, SURINDER PAL SINGH 1509328 ONTARIO LTD. 2425316 ONTARIO INC. IEJ HOLDINGS INC. | C |

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|-----------|------------|-----------------|--------|--|--|---------------|
| YR3369851 | 2022/01/20 | NO SEC INTEREST | \$2 | KHUN-KHUN, SUKHWINDER SINGH NIJJAR, MANGAL SINGH DHAM, SURINDER PAL SINGH 1509328 ONTARIO LTD. 2425316 ONTARIO INC. IEJ HOLDINGS INC. JAIPUR MCQUEEN PLAZA INC. PARHAR, JATINDER SINGH PURI, CHANDAN DHUDWARR BROS LTD. | JAIPUR MCQUEEN PLAZA INC. PARHAR, JATINDER SINGH PURI, CHANDAN DHUDWARR BROS LTD. | C |
| YR3369959 | 2022/01/20 | DISCH OF CHARGE | | *** COMPLETELY DELETED *** CAMERON STEPHENS MORTGAGE CAPITAL LTD. | | |
| YR3370240 | 2022/01/21 | POSTPONEMENT | | PAHAL, RAJINDER SINGH | KHUN-KHUN, SUKHWINDER SINGH NIJJAR, MANGAL SINGH DHAM, SURINDER PAL SINGH 1509328 ONTARIO LTD. 2425316 ONTARIO INC. IEJ HOLDINGS INC. JAIPUR MCQUEEN PLAZA INC. PARHAR, JATINDER SINGH PURI, CHANDAN DHUDWARR BROS LTD. | C |
| YR3468183 | 2022/08/23 | NOTICE | \$10 | MARCHI, GEORGE | KHUN-KHUN, SUKHWINDER SINGH NIJJAR, MANGAL SINGH DHAM, SURINDER PAL SINGH 1509328 ONTARIO LTD. 2425316 ONTARIO INC. IEJ HOLDINGS INC. JAIPUR MCQUEEN PLAZA INC. PARHAR, JATINDER SINGH PURI, CHANDAN | C |

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|--------------------|------|-----------------|--------|--------------|--------------------|---------------|
| REMARKS: YR3369849 | | | | | DHUDWARR BROS LTD. | |