

HERITAGE VAUGHAN ADVISORY COMMITTEE – SEPTEMBER 20, 2023

COMMUNICATION

Distributed September 20, 2023

Item No.

- | | | |
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| C1. | Maurizio Rogato, Blackthorn Development Corp., dated September 20, 2023 | 4 |
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Please note there may be further Communications.

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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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD	
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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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
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.	