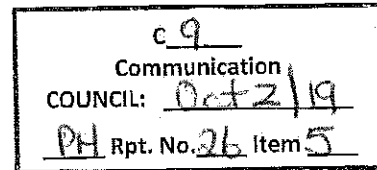


Subject: Velmar Centre - Development
Attachments: ParcelRegister_032840078.pdf; Corporate Profile.pdf; PAC_Undertaking.pdf

Importance: High



From: Frank Mondelli - Toronto Capital [REDACTED]
Sent: Wednesday, September 18, 2019 10:29 AM
To: rsalerno@westondownsra.ca
Cc: Frank Cundari [REDACTED]; 'Rob Bozzo' [REDACTED]; 'Danny Giacometti'
<[REDACTED]> 'Gino Grano' [REDACTED] grace commissio <[REDACTED]>
DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: Velmar Centre - Development
Importance: High

I am a resident of Weston Downs and was very un-impressed by council last night and their treatment of this application.

There are a few items I would like to bring to the open:

1 – Pre-application consultation – see attached report.

This was back in December 2018

The City planning department noted the zoning changes required but did not provide guidance to the discourage the gross overages.

2 – Property was purchased in 2000 for \$1.55M so the owner did not buy it on the terms of being able to develop it.

3 – **The Officer of the company Phil Campione is Quadcam Development Group.**

They have done a number of projects to Vaughan and I am sure have strong connections with the City.

This gives more insight to last night's meeting.

This information needs to be communicated to the association and the residents.

NOTE: All information provided is public information.

LASTLY – Does the rate payers association have Legal representation? – Please advise.

If not, I would like to talk to you or Nadia about municipal and/or litigation lawyers we would recommend.

Please advise.



ServiceOntario

LAND
REGISTRY
OFFICE #65

03284-0078 (LF)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1
PREPARED FOR Frank Kondell
ON 2019/09/18 AT 09:52:14



PROPERTY DESCRIPTION: FOL 31-1 SEC 6&7&9&8; BLK 31 PL 6&7&9&8; S/1 INT1096506 ;; CITY OF VAUGHAN

PROPERTY REMARKS:
ESTATE/QUALIFIER:
FEB SIMPLE
ABSOLUTE
RECENTLY:
FIRST CONVERSION FROM BOOK
CAPACITY SHARE

OWNERS' NAMES
VELMAR CENTRE PROPERTY LTD.
RENO

21N CREATION DATE:
1997/04/07

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
REPEATED 2000/07/29		THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/04/07 ON THIS 21N				
HAS REPEATED WITH THE		"21N CREATION DATE" OF 1997/04/07				
** PRINTOUT		INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **				
IT939087	1993/10/07	NO SUB AGREEMENT			THE CORPORATION OF THE CITY OF VAUGHAN	C
IT1096506	1996/04/30	APL ANNEX RSST COV			THE CORPORATION OF THE CITY OF VAUGHAN	C
IT171101	1997/04/24	NOTICE AGREEMENT			THE CORPORATION OF THE CITY OF VAUGHAN	C
IT1558054	2000/12/01	TRANSFER	\$1,550,000	HIDDEN VALLEY SPRINGS CONSTRUCTION INC.	VELMAR CENTRE PROPERTY LTD.	C
		REMARKS: CONSENT CITY OF VAUGHAN PLANNING ACT STATEMENTS				
YR1928309	2012/12/21	NOTICE OF LEASE		VELMAR CENTRE PROPERTY LTD.	ROGERS COMMUNICATIONS INC.	C
YR1990154	2013/06/14	CHARGE	\$1,700,000	VELMAR CENTRE PROPERTY LTD.	FIRST NATIONAL FINANCIAL GP CORPORATION	C
YR1990176	2013/06/14	NO ASSGN RENT BEN		VELMAR CENTRE PROPERTY LTD.	FIRST NATIONAL FINANCIAL GP CORPORATION	C
		REMARKS: YR1990154.				
YR2103770	2014/03/10	CHARGE	\$1,000,000	VELMAR CENTRE PROPERTY LTD.	LANDOW HOLDINGS INC.	C

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.
NOTE: RESULTS WERE GENERATED VIA WWW.GEOMATICS.CA

Request ID: 023596222
 Transaction ID: 73074231
 Category ID: UN/E

Province of Ontario
 Ministry of Government Services

Date Report Produced: 2019/09/18
 Time Report Produced: 09:55:04
 Page: 1

CORPORATION PROFILE REPORT

Ontario Corp Number	Corporation Name	Incorporation Date
1444222	VELMAR CENTRE PROPERTY LTD.	2000/10/11
		Jurisdiction
		ONTARIO
		Former Jurisdiction
		NOT APPLICABLE
Corporation Type	Corporation Status	
ONTARIO BUSINESS CORP.	ACTIVE	
Registered Office Address		Date Amalgamated
31 INTERSITE PLACE		NOT APPLICABLE
		Amalgamation Ind.
		NOT APPLICABLE
		New Amal. Number
		NOT APPLICABLE
		Notice Date
		NOT APPLICABLE
		Letter Date
		NOT APPLICABLE
Mailing Address		Revival Date
FILIPPO CAMPIONE 31 INTERSITE PLACE		NOT APPLICABLE
		Continuation Date
		NOT APPLICABLE
		Transferred Out Date
		NOT APPLICABLE
		Cancel/Inactive Date
		NOT APPLICABLE
		EP Licence Eff.Date
		NOT APPLICABLE
		EP Licence Term.Date
		NOT APPLICABLE
		Date Commenced in Ontario
		NOT APPLICABLE
		Date Ceased in Ontario
		NOT APPLICABLE
		Number of Directors
		Minimum Maximum
		00003 00003
Activity Classification		
NOT AVAILABLE		

Request ID: 023596222
Transaction ID: 73074231
Category ID: UN/E

Province of Ontario
Ministry of Government Services

Date Report Produced: 2019/09/18
Time Report Produced: 09:55:04
Page: 2

CORPORATION PROFILE REPORT

Ontario Corp Number

1444222

Corporation Name

VELMAR CENTRE PROPERTY LTD.

Corporate Name History

VELMAR CENTRE PROPERTY LTD.

Effective Date

2000/10/11

Current Business Name(s) Exist:

NO

Expired Business Name(s) Exist:

NO

**Administrator:
Name (Individual / Corporation)**

FILIPPO
CAMPIONE

Address

31 INTERSITE PLACE

WOODBIDGE
ONTARIO
CANADA L4L 8V4

Date Began

2000/10/11

First Director

NOT APPLICABLE

Designation

DIRECTOR

Officer Type

Resident Canadian

Y

Request ID: 023596222
Transaction ID: 73074231
Category ID: UN/E

Province of Ontario
Ministry of Government Services

Date Report Produced: 2019/09/18
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CORPORATION PROFILE REPORT

Ontario Corp Number

1444222

Corporation Name

VELMAR CENTRE PROPERTY LTD.

**Administrator:
Name (Individual / Corporation)**

FILIPPO
CAMPIONE

Address

31 INTERSITE PLACE

WOODBIDGE
ONTARIO
CANADA L4L 8V4

Date Began

2000/10/11

First Director

NOT APPLICABLE

Designation

OFFICER

Officer Type

PRESIDENT

Resident Canadian

Y

**Administrator:
Name (Individual / Corporation)**

FILIPPO
CAMPIONE

Address

31 INTERSITE PLACE

WOODBIDGE
ONTARIO
CANADA L4L 8V4

Date Began

2013/06/14

First Director

NOT APPLICABLE

Designation

OFFICER

Officer Type

SECRETARY

Resident Canadian

Y

Request ID: 023596222
Transaction ID: 73074231
Category ID: UN/E

Province of Ontario
Ministry of Government Services

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CORPORATION PROFILE REPORT

Ontario Corp Number

1444222

Corporation Name

VELMAR CENTRE PROPERTY LTD.

**Administrator:
Name (Individual / Corporation)**

FILIPPO
CAMPIONE

Address

31 INTERSITE PLACE

WOODBIDGE
ONTARIO
CANADA L4L 8V4

Date Began

2013/06/14

First Director

NOT APPLICABLE

Designation

OFFICER

Officer Type

TREASURER

Resident Canadian

Y

Request ID: 023596222
Transaction ID: 73074231
Category ID: UN/E

Province of Ontario
Ministry of Government Services

Date Report Produced: 2019/09/18
Time Report Produced: 09:55:04
Page: 5

CORPORATION PROFILE REPORT

Ontario Corp Number

Corporation Name

1444222

VELMAR CENTRE PROPERTY LTD.

Last Document Recorded

Act/Code	Description	Form	Date
CIA	ANNUAL RETURN 2018	1C	2019/07/21 (ELECTRONIC FILING)

THIS REPORT SETS OUT THE MOST RECENT INFORMATION FILED BY THE CORPORATION ON OR AFTER JUNE 27, 1992, AND RECORDED IN THE ONTARIO BUSINESS INFORMATION SYSTEM AS AT THE DATE AND TIME OF PRINTING. ALL PERSONS WHO ARE RECORDED AS CURRENT DIRECTORS OR OFFICERS ARE INCLUDED IN THE LIST OF ADMINISTRATORS.

ADDITIONAL HISTORICAL INFORMATION MAY EXIST ON MICROFICHE.

The issuance of this report in electronic form is authorized by the Ministry of Government Services.



PRE-APPLICATION CONSULTATION
UNDERSTANDING

Office Use Only	Assigned PAC No.	PAC.18.088	
	Date of PAC Meeting	December 3, 2018	
	PAC Expiration Date	June 1, 2019	
	Planner	Rebecca Roach; Clement Messere	
	Applicant	Rosemarie Humphries, Humphries Planning Group Inc.	
	Site Location	4101 Rutheford Road	
	Proposal	To develop a 7-storey mixed use condominium with an FSI of 3.13 and a total GFA of 12,998 m ²	
	<input checked="" type="checkbox"/> Official Plan Amendment	<input checked="" type="checkbox"/> Site Development	
	<input checked="" type="checkbox"/> Zoning By-law Amendment	<input checked="" type="checkbox"/> Draft Plan of Condominium	
	<input type="checkbox"/> Draft Plan of Subdivision	(vacant land/common element only)	

IMPORTANT – READ AND ACKNOWLEDGE

1.0 Purpose

- 1.1 The purpose of the Understanding is to identify the information required to commence a complete application as set out in the *Planning Act* for only the specific development application(s) subject to this Understanding.
- 1.2 The Understanding will be completed with Planning Staff at a PAC meeting and will form part of a complete application.
- 1.3 The PAC does not imply or suggest any decision whatsoever on the part of City staff or the Corporation of the City of Vaughan to either support or refuse the application(s).

2.0 PAC Expiration

- 2.1 The Understanding expires 180 days from the date of signing, or at an extended date up to 1 year upon the review of the Planning Department.
- 2.2 In the event that the Understanding expires prior to the complete application being accepted by the City, another Understanding shall be required.

3.0 Initial Requirements and Notes

- 3.1 All AutoCAD drawings must be Geo-Referenced and be tied to UTM NAD 83, Zone 17.
- 3.2 All drawings and documents (e.g. reports, studies, briefs), and subsequent revisions, submitted in support of a Planning application(s) shall be submitted in hard copy and

- signed and/or stamped, where required, by a qualified professional, in AutoCAD and PDF formats on a CD or USB device.
- 3.3 All required fees are required to be submitted in accordance with the Tariff of Fees for Vaughan Planning Applications at the time of submission.
 - 3.4 Additional studies and/or information may be required to be submitted as identified by the City and/or external agencies through the planning review process.
 - 3.5 If the lands subject to a Planning application is located abutting a Regional Road, Provincial Highway, railway line, an adjacent municipality (if required), and/or special study areas (e.g. the GTA West Corridor), include 3 additional copies of all Drawings and Reports.
 - 3.6 Where rental housing is to be converted to condominium status, condominium approval authority is assigned by the Rental Housing Protection Act to local Councils.
- 4.0 Site Walks**
- 4.1 With the exception of Plan of Condominium Planning applications, site walks or site visits may be required for all Planning Applications and must be conducted prior to the submission of the complete application(s), as determined by the Development Planning Department.
 - 4.2 Site walks typically includes staff from the City, Conservation Authority, and/or the Region of York.
 - 4.3 If a site walk is required, the application(s) will not be considered complete until it has taken place.
- 5.0 Subsequent Environmental Impact Assessments**
- 5.1 Phase 2 and/or Phase 3 Environmental Impact Assessments (ESA) may be required by the Vaughan Engineering and Infrastructure Planning Services Department after the review of the Phase 1 ESA.
 - 5.2 Prior to any approval, the City requires documented proof of registration of the Record of Site Condition (RSC) with the Environmental Site Registry (ESR) of the Ministry of Environment and Climate Change (MOECC), which includes the RSC signed by a Qualified Person. The acknowledgement from the MOECC is required by the City for review and approval.
- 6.0 NavCanada and Bombardier**
- 6.1 For development proposals 6 storeys or greater, the coordinates (in longitude and latitude) and the geodetic building heights are required for NavCanada and/or Bombardier to commence their respective reviews.
- 7.0 Vaughan Design Review Panel**
- 7.1 For development proposals within Intensification and/or heritage areas or as deemed appropriate, the development proposal may be considered by the Vaughan Design Review Panel prior to formal submission of any development planning application(s).



PRE-APPLICATION CONSULTATION
UNDERSTANDING

More information about the Vaughan Design Review Panel is available at www.vaughan.ca.

7.2 Further to 7.1, should the Planning Department determine that the development proposal must be considered by the Vaughan Design Review Panel, a formal notification will be issued outlining the date of the meeting and the submission requirements.

8.0 Ontario Municipal Board

8.1 In the event of an Ontario Municipal Board (OMB) appeal, the applicant will be required to submit additional hard copies of all documents submitted in support of a Planning application(s), consistent with the OMB requirements.

9.0 Other Parties

9.1 If the lands subject to the development proposal are within or adjacent to the Toronto and Region Conservation Authority (TRCA) screening area, members of the TRCA will be invited to the PAC meeting.

9.2 If the lands subject to the development proposal are within or adjacent to lands owned by or have interest by the Region of York, members of the Region of York will be invited to the PAC meeting.

9.3 If the lands subject to the development proposal are within the Toronto Transit Commission's (TTC) area of interest, members of the TTC will be invited to the PAC meeting.

10.0 Local Representation

10.1 Applicants are encouraged to pre-consult with the respective Ward Councillor and area ratepayer association(s) as appropriate, prior to the submission of the required Planning Act application(s) for development proposals for mid and/or high-rise mixed use, as defined by the Vaughan Official Plan 2010 (VOP 2010).

11.0 Acknowledgement and Acceptance of all of the above

Rosemarie Humples [Signature]
Owner/Agent (Print) Owner/Agent (Initial)

Rebecca Roach RRR
Witness by Planner (Print) Witness by Planner (Initial)

Requirements (Planner to confirm if not required)

Drawings and Reports		QPA	ZBL	DA	SUB	CONDO	Copies
Planning	1. Description of Development Proposal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3
	2. Application Form	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3
	3. Aerial Orthophotograph(s) - Colour	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6
	4. Planning Justification Report	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	10
	5. Parcel Abstract (within last 30 days)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	3
	6. Draft Official Plan Amendment	<input checked="" type="checkbox"/>					4
	7. Draft Zoning By-law Amendment		<input checked="" type="checkbox"/>				3
	8. Legal Survey Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3
	9. Concept Plan	<input checked="" type="checkbox"/>					20
	10. Draft Plan of Subdivision				<input checked="" type="checkbox"/>		45
	11. Draft Plan of Condominium					<input checked="" type="checkbox"/>	25
	12. Site Plan		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			25
	13. Reductions of Plans (Legal Size 8 1/2 x 14)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3
	14. Market Impact Study						3
	15. Internal Floor Plans + Roof Plan		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	8
	16. Parking Level Plans		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			8
	17. Comprehensive Development Plan						3
	18. Digital Drawing Documents (UTM NAD 83, Zone 17)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1 CD/USB <i>Georeferenced files</i>
	19. Digital Supporting Documents (Reports, Studies, etc.) - ALL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5 CD/USB
	20. Real Estate Appraisal Report						3
	21. NAV Canada (6-Storeys or Greater)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PDF Only
	22. Bombardier (Within Downview Flight Path)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PDF Only
	23. Community Services & Facilities Study	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8
	24. Site Plan Accessibility Impacts Checklist			<input checked="" type="checkbox"/>			3
	25. Waste Collection Design Standards (on behalf of Public Works)			<input checked="" type="checkbox"/>			3
	26. Sustainability Metrics + Summary Letter	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8
	27. Oak Ridges Moraine Conformity Report / Greenbelt Conformity Report						
	28. Special Policy Area Studies (Woodbridge)						
	29. Valley Policy Area 1 to 4 (Kleinburg)						



1 Only brief if SPA submitted references city-wide urban design guidelines and PRE-APPLICATION CONSULTATION Block 38 UNDERSTANDING UDGs.

2 only plans if SPA is submitted

Drawings and Reports		OPA	ZBL	DA	SUB	CONDO	Copies
1.	Context Map	✓	✓	✓	✓		4
2.	Environmental Features Checklist						
3.	Urban Design and Sustainability Guidelines } 2	✓	✓		✓		4
4.	Urban Design and Sustainability Brief			✓	✓		4
5.	Architectural Control Architect Approved Drawings (where applicable)			✓	✓		2
6.	Architectural Guidelines			✓	✓		4
7.	Site and Building Elevations		✓	✓			9
8.	1:50 to 1:100 Scale Detailed Colour Building Elevations (6 storeys or greater) 1:150			✓			4
9.	Site and Building Cross Sections		✓	✓			6
10.	Colour Rendered Perspective Drawings		✓	✓			17
11.	Landscape Master Plan } 2	✓	✓		✓		4
12.	Landscape Plans and Details (Including Exterior Lighting)			✓			9
13.	Landscape Cost Estimate			✓	✓		3
14.	Pedestrian Level Wind Study (6 storeys or greater)		✓	✓			8
15.	Detailed Wind Tunnel Model Analysis (6 storeys or greater)			✓			
16.	Sun/Shadow Study (6 storeys or greater)	✓	✓	✓			4
17.	Demarcation of physical and stable top of bank, areas regulated by TRCA, and/or limits of natural heritage systems, wetlands, and/or natural hazards.	✓	✓	✓	✓		8
18.	Tree Inventory and Preservation Study/Arborist Report/Edge Management/Restoration Plans.	✓	✓	✓	✓		6
19.	Pedestrian and Bicycle Circulation Plan	✓	✓	✓	✓		6
20.	Computer Generated Building Mass Model	✓	✓				6
21.	Digital 3D Model			✓			6
22.	Architectural Materials Board or High-Quality Photos (as determined)			✓			1
23.	Signage Design and Lighting Plan 3			✓			5
24.	Exterior Photometric Lighting Plan			✓			6
25.	Public Utilities Plan (Intensification Areas)			✓	✓		4
26.	Archaeological Assessment	✓	✓	✓	✓		3
27.	Heritage Conservation, District Conformity Report						
28.	Cultural Heritage Impact Assessment	✓	✓	✓	✓		3
29.	Conservation Plan for Heritage Resources						
30.	Parkland Dedication Summary Chart	✓	✓	✓			4

3 - Lighting plan include proposed lighting fixtures B-U Gratings; CCT should be 3000 K.

		OPA	ZBL	DA	SUB	CONDO	Copies
Submission Requirements Matrix							
Drawings and Reports							
Engineering and Infrastructure Planning	1. Master Environmental Servicing Plan (MESP)	✓			✓		6
	2. Stormwater Management Report	✓	✓	✓			6
	3. Functional Servicing Report	✓	✓	✓	✓		6
	4. Phase I Environmental Site Assessment (ESA)	✓	✓	✓	✓	✓	5
	5. Transportation Study or Traffic Impact Study	✓	✓	✓	✓		12
	6. Noise and Vibration Report	✓	✓	✓	✓		8
	7. Geotechnical/Soils Report & Hydrogeo	✓	✓	✓	✓		6
	8. Parking Study	✓					4
	9. Site Servicing and Grading Plan			✓			6
	10. Erosion and Sediment Control Plan			✓			4
	11. Environmental Site Screening Checklist	✓	✓	✓	✓	✓	3
	12. Transit Facilities Plan						3
	13. Environmental Impact Study/Report	✓	✓	✓	✓		6
	14. Waste Collection Design Standards	✓	✓				3
	15. Site specific water balance assessment	✓	✓	✓		✓	10
16. Construction Management Plan	✓	✓	✓		✓	8	
Others to be Contacted by Applicant	Region of York	<input checked="" type="checkbox"/>					<input type="checkbox"/>
	Toronto and Region Conservation Authority	<input checked="" type="checkbox"/>					<input type="checkbox"/>
	Toronto Transit Commission (TTC)	<input type="checkbox"/>					<input type="checkbox"/>
	Go Transit/Metrolinx	<input type="checkbox"/>					<input type="checkbox"/>
	TransCanada Pipeline	<input type="checkbox"/>					<input type="checkbox"/>
	Enbridge Gas	<input checked="" type="checkbox"/>					<input type="checkbox"/>
	Industry Canada (Telecommunication towers)	<input type="checkbox"/>					<input checked="" type="checkbox"/>
	VIVA	<input type="checkbox"/>					<input checked="" type="checkbox"/>
	Canada Post	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>
	Hydro One	<input checked="" type="checkbox"/>					<input type="checkbox"/>
	Telecommunication Companies	<input checked="" type="checkbox"/>					<input type="checkbox"/>
	NavCanada	<input type="checkbox"/>					<input type="checkbox"/>
	Ministry of Transportation (i.e. GTA West Corridor)	<input type="checkbox"/>					<input type="checkbox"/>
Ministry of Environment and Climate Change	<input type="checkbox"/>					<input type="checkbox"/>	



PRE-APPLICATION CONSULTATION
UNDERSTANDING

Background Information

1. Regional Official Plan Designation: "Urban Area" in the Region of York Official Plan.

Conformity with Regional Official Plan land use designation? (www.york.ca) Yes No *see YR comments attached*

If "No", has or will an application been made to amend the Regional Official Plan or Regional Exemption? (Note: an Exemption must be approved by the Region of York PRIOR TO the statutory Public Meeting) Yes No

2. City Official Plan designation: "Low-Rise Mixed Use"

Conformity with the City's Official Plan land use designation? Yes No

If "No" what is the nature of the amendment needed? The height and density proposed is more than what is allowed in the VOP 2010, Volume 1

4. Existing Zoning: "C3 Local Commercial" in Zoning By-law 1-88.

Compliance with the City's Zoning By-law? Yes No

If "No" what is the proposed zoning or amendment required? A ZBA will be required to allow for residential use on this site

5. Applicable Policies:

Compliance with the Greenbelt Plan? Yes No N/A

Compliance with the Oak Ridges Moraine Plan? Yes No N/A

Compliance with the applicable Heritage Conservation District Plan? Yes No N/A

Compliance with the Special Policy Area? Yes No N/A

Compliance with the Architectural/Urban Design Guidelines? Yes No N/A

TBD by UD.



PRE-APPLICATION CONSULTATION UNDERSTANDING

Compliance with the following additional policies:

City wide urban design guidelines (UDGs) and Block 38 UDGs. Yes [] No [] TBD by U.D. Yes [] No []

6. Related File No(s):

7. Additional Information: The subject lands are located within a WHPA-Q area and is located in proximity to Velma Downo Park.

Acknowledgement of Public Information

The applicant acknowledges that the City considers the application forms and all supporting materials, including studies and drawings, filed with any application to be public information and to form part of the public record. By filing an application, the applicant consents to the City photocopying, posting on the internet and/or releasing the application and any supporting materials either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement.

Rebecca Roach, Vaughan Planning Staff (Print), Rebecca Roach, Vaughan Planning Staff (Signature), Dec 31/18, Date

Applicant Signature

This Understanding, which in no way confirms support or non-support by the City of the presented proposal, is based on the agreed processing and submission requirements discussed. Additional PAC meetings may be required in accordance with By-law 278-2009.

By signing this Understanding, I acknowledge that, subject to any appeals, the drawings, report(s) and other requirements indicated in the above matrix must be submitted along with a completed application form, any information or materials prescribed by statute, the required planning application fees and this executed PAC Understanding to be considered complete. In addition, I have read, understood, and agreed to all the notes listed in this Understanding.

Rosemarie Humphries, Owner/Agent (Print), [Signature], Owner/Agent (Signature), Dec 3, 2018, Date