

March 30, 2026

**C23.**  
**Communication**  
**CW(PM) – March 31, 2026**  
**Item No. 7**

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

**Attn:** [clerks@vaughan.ca](mailto:clerks@vaughan.ca)  
**Mayor and Members of Council**

**Re: Request for Notice and Comments by Villa Leonardo Gambin Long Term Care**  
**Public Meeting March 31, 2026**  
**Item 7: Primont (Castelmont) Inc. 7055, 7065 and 7067 Islington Avenue**  
**City File Nos: OP.25.012, Z.25.026**

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The Board of Friuli Long-Term Care (operating as Villa Leonardo Gambin LTC, “VLG”) is providing this correspondence to the City of Vaughan in opposition to the above noted application in its current form.

VLG opened in 2004 as an independent, 7-storey, 168-bed, not-for-profit long-term care home and registered charity offering comprehensive long-term care services, dementia care, and palliative services to residents. VLG is one of six Long Term Care homes in the City of Vaughan, with capacity for 168 residents with a waitlist in excess of 1,500 individuals, with more than 200 classified as “crisis”.

**VLG’S Existing Land Use Planning Approvals are Unique**

Campus format site specific land use planning approvals were obtained through the approval of OPA 571 in 2002 and Zoning Bylaw 84-2003. Further to such, a site plan application was approved and an agreement was executed and registered on title as Instrument YR 316213 in June 2003. These in-force planning instruments address a number of land use matters regarding development of the lands, including building heights and setbacks, land use, as well as traffic circulation and parking, critical to the operation of VLG. These instruments did not contemplate the separation of properties and access/parking being provided on a standalone basis. During VLG’s land use

planning process, it was determined by the City that VLG would require “in excess of 84” parking spaces. VLG was constructed with only 20 parking spaces fully upon its lands, with another 17 spaces painted across property boundaries. Parking has always been harmoniously shared in the contemplated campus style manner with VLG occupying spaces on the Famee lands. We further note that the City’s estimate of said 84+ parking spaces that was undertaken during the original application process is reasonable based on the last 20 years of experience at the site, with surge parking requirements well exceeding that number on holidays, special events, and numerous other occasions. Meeting parking demands through shared parking on site was not an issue, as peak demand times were different between the land uses (the long-term care facility being busy during working hours, while the social club/banquet hall was busiest during evenings and weekends).

For over 20 years, following City staff and Council’s approval of planning documents that cover the entire site, the parking requirements for our long-term care home were specifically required to be accommodated on the combined site which was the subject of those planning documents. Primont, as the current developer of the banquet hall site, acquired the property with specific notice of the “in force” planning documents which require the continued provision of parking for our home. We are concerned when this developer seems to ignore those specific requirements which they seek to amend. Even before those amendments are considered, Primont: fails to provide an alternative accommodation for parking; treats those provisions as if already amended; and proceeds to erect “no parking” signs as if their approval has been granted.

We would hope that City staff and Council ensure that any future approvals continue to provide the previously required parking spaces which are necessary to our home’s continued operation. We would also hope that when the developer of lands that include a specific decades old provision requiring parking for a non-profit seniors’ long term care home would, at the very least, respect such requirements when they are seeking significant intensification of that same site.

VLG employs more than 220 staff comprised of service providers, public health administrators, in addition to family members who visit daily as an integral part of the care team. Given the nature of the use and its location as related to transit services, the majority of individuals attend VLG by car and therefore require parking. As such, we firmly believe that the Application in its current form will jeopardize the ongoing viability of VLG.

In addition to the above noted paramount issues, we have numerous other concerns with the implications of the proposed development including:

- *Resident enjoyment and use of outdoor space*
- *Traffic impacts*
- *Shadowing*
- *Wind/snow*
- *Privacy/overlook*
- *Noise*

VLG remains willing to participate in further discussions with Primont with a view to achieving a reasonable and mutually agreeable parking solution.

VLG formally requests all notice of any future meetings, and staff reports relating to these above noted matters.

Yours truly,

VLG Board of Directors