

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

October 27th, 2020
HPGI File: 15425

COMMUNICATION – C53
ITEM 1
Committee of the Whole (Public Meeting)
October 29, 2020

SUBMITTED VIA EMAIL: clerks@vaughan.ca

City Council

Vaughan City Hall, Level 100
2141 Major Mackenzie Drive
Vaughan, ON, L6A 1T1

Attention: City Clerk, City of Vaughan

Re: October 29th Public Hearing Item 1 – Third Draft Comprehensive Zoning By-law Review
7851 Dufferin Street (the “Subject Property”)
Part 1, Plan 65R-29189 and Part 2, Plan 65R-18655
ALM Property Management Inc. (the “Owner”)

Humphries Planning Group represents ALM Property Management Inc., owner of the property located at 7851 Dufferin Street, within the City of Vaughan and legally described as Part 1, Plan 65R-29189 and Part 2, Plan 65R-18655. A Consent Application has been filed and approved by the City of Vaughan for a lot line adjustment with the neighbouring property. The Third Draft of the City of Vaughan’s Comprehensive Zoning By-law will be brought forward to Council on October 29th and we request that the above noted site be reviewed for a zoning designation change concurrent with the Consent Application that was approved in 2015. A summary of the Consent Application is detailed below:

2015 Consent Application

A Consent Application (file B036.15) was submitted to the City of Vaughan in 2015 and a Notice of Decision for the Approval was been issued October 9, 2016. The purpose of the application was to sever the rear portion of the lands located at 265 King High Drive, and to provide the severed portion as an addition to the land immediately to the west and municipally known as 7851 Dufferin Street.

The intent of this lot line adjustment application was to reserve the added land to facilitate the future expansion of the parking lot at 7851 Dufferin Street, while allowing the Owner to sell the recently constructed residential dwelling at 265 King High Drive.

The Consent Application has resulted in a split zoning at 7851 Dufferin Street. It is our opinion that the lot addition should be zoned as General Commercial Zone to coincide with the existing zone category at 7851 Dufferin Street. This would be a technical correction in order to consolidate the zone category across the property at 7851 Dufferin Street. It should also be noted that the existing parcel fabric the City of Vaughan is illustrating in their updated Zoning mapping does not match the PIN Mapping further to the Committee of Adjustment’s approval of the consent application.

190 Pippin Road
Suite A
Vaughan ON
L4K 4X9

T: 905-264-7678
F: 905-264-8073

www.humphriesplanning.com

~ Do Something Good Everyday! ~ STAY SAFE ~

The following materials have been attached to support the proposed zoning designation category change:

- Current Parcel Abstracts and PIN map for 7851 Dufferin Street – (PIN #03269-0428, 03269-0388, & 03269-0389)

Within the City of Vaughan's upcoming Third Draft of the Comprehensive Zoning By-law, we respectfully request that Staff and Council consider consolidating the General Commercial Zone category across the entirety of 7851 Dufferin Street.

Further, we ask to be provided notice regarding the status of the Third Draft Comprehensive Zoning By-law, including any further public meetings and future Committee of the Whole and Council meetings. Notice can be delivered to the following mailing address:

Humphries Planning Group Inc.
c/o Mark McConville
190 Pippin Road, Suite A
Vaughan, ON, L4K 4X9

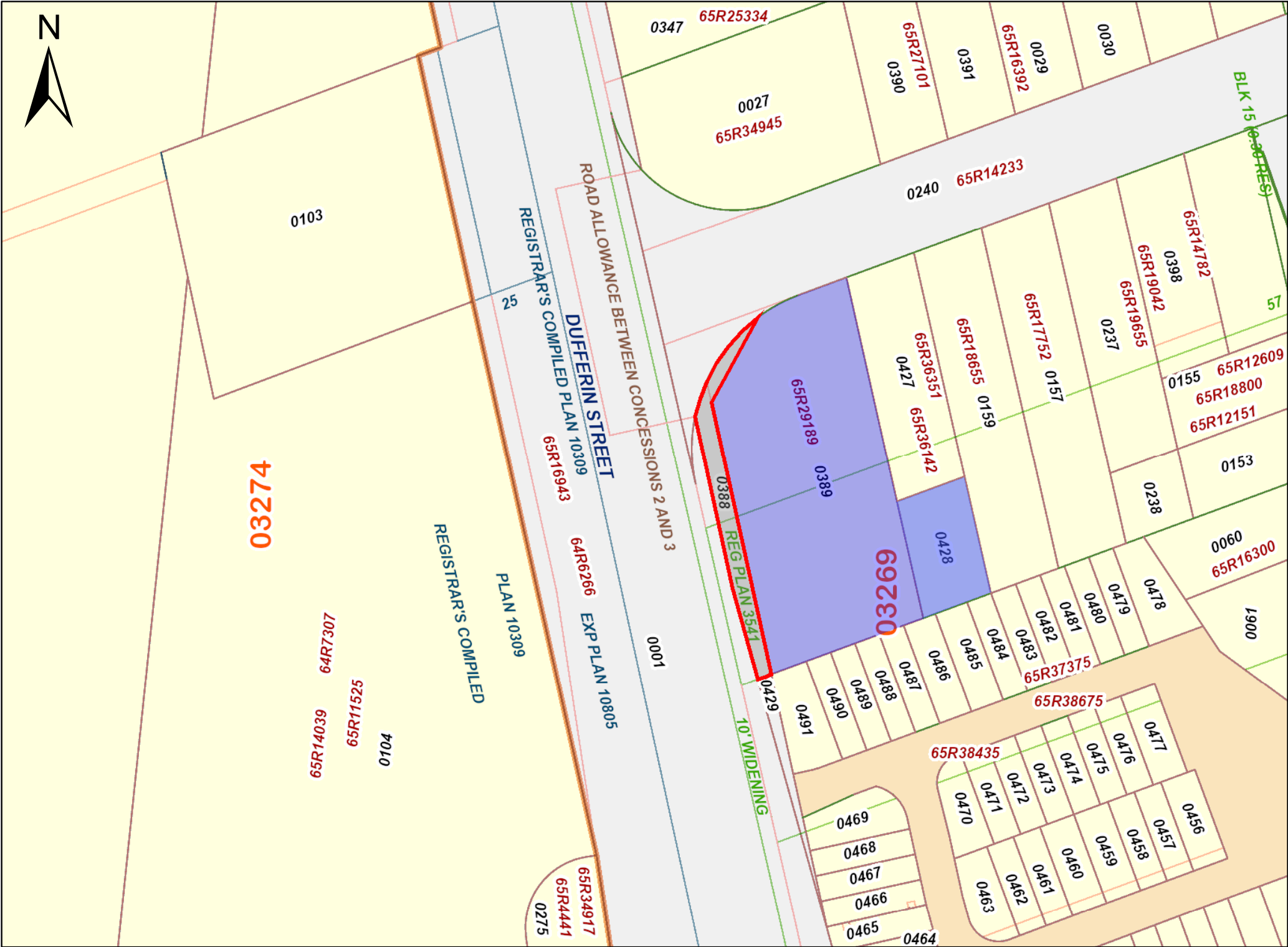
We thank you for your consideration in this matter. If you have any further questions regarding the above information, feel free to contact the undersigned at extension 246.

Yours sincerely,
HUMPHRIES PLANNING GROUP INC.



Mark McConville, MCIP, RPP, M.Sc.PI.
Associate Planner

cc: Mr. Brandon Correia, Manager, Special Projects
ALM Property Management Inc.



RÉPERTOIRE DES
CARTES FONCIÈRES
YORK REGION(n° 65)

LÉGENDE

PROPRIÉTÉ FRANCHE	
PROPRIÉTÉ À BAIL	
INTÉRÊT LIMITÉ	
PROPRIÉTÉ CONDOMINIALE	
NIP RETIRÉ (MISE À JOUR DE LA CARTE À VENIR)	
NUMÉRO DE LA PROPRIÉTÉ	0449
NUMÉRO DE LA PIÈCE	08050
TISSU GÉOGRAPHIQUE	
SERVITUDE	

CECI N'EST PAS UN PLAN
D'ARPENTAGE

NOTES

EXAMINEZ LES DOCUMENTS DU TITRE POUR UNE
INFORMATION COMPLÈTE SUR LA PROPRIÉTÉ,
CAR LA CARTE N'INDIQUE PEUT-ÊTRE PAS LES
DERNIERS ENREGISTREMENTS

CETTE CARTE A ÉTÉ RÉALISÉE À PARTIR DE PLANS
ET DE DOCUMENTS ENREGISTRÉS DANS LE SYSTÈME
D'ENREGISTREMENT IMMOBILIER ET A ÉTÉ ÉLABORÉE
UNIQUEMENT AUX FINS DE L'INDEXATION DES
PROPRIÉTÉS

POUR LES DIMENSIONS DES PROPRIÉTÉS, VOIR LES
PLANS ET DOCUMENTS ENREGISTRÉS

SEULES LES PRINCIPALES SERVITUDES SONT
INDIQUÉES SUR LA CARTE

LES PLANS DE RENVOI SOUS-JACENTS À DES PLANS
DE RENVOI PLUS RÉCENTS NE SONT PAS PRÉSENTÉS

PROPERTY DESCRIPTION: PT LTS 57 & 58 PL 3541 VAUGHAN - PT 1 65R29189 ; VAUGHAN

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

DIVISION FROM 03269-0055

PIN CREATION DATE:

2006/10/13

OWNERS' NAMES

ALM PROPERTY MANAGEMENT INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2006/10/13 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** 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.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1999/06/28 **						
YR654278	2005/06/20	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** 1153345 ONTARIO INC.	1513183 ONTARIO INC.	
REMARKS: PLANNING ACT STATEMENTS						
YR671292	2005/07/22	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 1513183 ONTARIO INC.	B & M HANDELMAN INVESTMENTS LIMITED FLORDALE HOLDINGS LIMITED SAMARON HOLDINGS INC. LEDMAR INVESTMENTS LIMITED SHARJOD HOLDINGS INC. SHEILACO INVESTMENTS INC. MAXOREN INVESTMENTS INC.	
YR807130	2006/04/24	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 1513183 ONTARIO INC.	PELTS, ALEXANDRA	
65R29189	2006/06/27	PLAN REFERENCE				C
YR882478	2006/09/15	NOTICE		THE CORPORATION OF THE CITY OF VAUGHAN	1513183 ONTARIO 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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
YR946790	2007/02/09	CHARGE		*** COMPLETELY DELETED *** 1513183 ONTARIO INC.	THE REGIONAL MUNICIPALITY OF YORK FOREMOST FINANCIAL CORPORATION	
YR946819	2007/02/09	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 1513183 ONTARIO INC.	FOREMOST FINANCIAL CORPORATION	
REMARKS: YR946790						
YR1065155	2007/10/03	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** MGL CONSTRUCTION INC.		
YR1093178	2007/11/28	CERTIFICATE		*** COMPLETELY DELETED *** MGL CONSTRUCTION INC.	BRANCATO CONSTRUCTION CO. LTD. 1513183 ONTARIO INC. THE REGIONAL MUNICIPALITY OF YORK B & M HANDELMAN INVESTMENTS LIMITED FLORDALE HOLDINGS LIMITED SAMARON HOLDINGS INC. LEDMAR INVESTMENTS LIMITED SHARJOD HOLDINGS INC. SHEILACO INVESTMENTS INC. MAXOREN INVESTMENTS INC. PELTS, ALEXANDRA FOREMOST FINANCIAL CORPORATION	
REMARKS: CERTIFICATE OF ACTION FOR YR1065155						
YR1097851	2007/12/05	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** ROM-TAL MECHANICAL INC.		
YR1101155	2007/12/12	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** ISLINGTON NURSERIES LTD.		
YR1104984	2007/12/20	CERTIFICATE		*** COMPLETELY DELETED *** ROM-TAL MECHANICAL INC.	BRANCATO, MAURO (ALSO KNOWN AS JIM BRANCATO) BRANCATO CONSTRUCTION CO. LTD. 1513183 ONTARIO INC. LEDMAR INVESTMENTS LIMITED SHARJOD HOLDINGS INC. SHEILACO INVESTMENTS INC. B & M HANDELMAN INVESTMENTS LIMITED FLORDALE HOLDINGS LIMITED SAMARON HOLDINGS INC.	

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					MAXOREN INVESTMENTS INC. ALEXANDRA PELTS FOREMOST FINANCIAL CORPORATION	
YR1105937	2007/12/21	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** NIGHT LIGHT INC.		
YR1117453	2008/01/25	CERTIFICATE		*** COMPLETELY DELETED *** ISLINGTON NURSERIES LTD.		
				REMARKS: ACTION ON YR1101155/DELETED UNDER YR1584025-2011/03/25. MG		
YR1135847	2008/03/13	CERTIFICATE		*** COMPLETELY DELETED *** NIGHT LIGHT INC.		
				REMARKS: CERTIFICATE OF ACTION		
YR1279348	2009/01/21	APL AMEND ORDER		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE	MGL CONSTRUCTION INC.	
				REMARKS: YR1065155 & YR1093178		
YR1280967	2009/01/28	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED ***	MGL CONSTRUCTION INC.	
				REMARKS: RE: YR1065155		
YR1316808	2009/05/14	CHARGE		*** COMPLETELY DELETED *** 1513183 ONTARIO INC.	THE BANK OF NOVA SCOTIA	
YR1441463	2010/02/16	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** B & M HANDELMAN INVESTMENTS LIMITED FLORDALE HOLDINGS LIMITED SAMARON HOLDINGS INC. LEDMAR INVESTMENTS LIMITED SHARJOD HOLDINGS INC. MAXOREN INVESTMENTS INC. SHEILACO INVESTMENTS INC.	ELGIN MILLS CONSTRUCTION INC.	
				REMARKS: YR671292.		
YR1521064	2010/07/21	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA		
				REMARKS: YR1316808.		
YR1582660	2010/12/01	APL AMEND ORDER		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE	1513183 ONTARIO INC.	

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
YR1584018	2010/12/03	TRANSFER	\$2,450,000	1513183 ONTARIO INC.	1701396 ONTARIO LIMITED	C
YR1584019	2010/12/03	CHARGE		*** COMPLETELY DELETED *** 1701396 ONTARIO LIMITED	FIRM CAPITAL MORTGAGE FUND INC.	
YR1584020	2010/12/03	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 1701396 ONTARIO LIMITED	FIRM CAPITAL MORTGAGE FUND INC.	
YR1584021	2010/12/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** ELGIN MILLS CONSTRUCTION INC.		
YR1584022	2010/12/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** PELTS, ALEXANDRA		
YR1584023	2010/12/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** FOREMOST FINANCIAL CORPORATION		
YR1584024	2010/12/03	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** ROM-TAL MECHANICAL INC.		
YR1584025	2010/12/03	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** ISLINGTON NURSERIES LTD.		
YR1629412	2011/04/01	CHARGE		*** COMPLETELY DELETED *** 1701396 ONTARIO LIMITED	ROYAL BANK OF CANADA	
YR1630339	2011/04/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** FIRM CAPITAL MORTGAGE FUND INC.		
YR2008824	2013/07/24	CHARGE		*** COMPLETELY DELETED *** 1701396 ONTARIO LIMITED	BANK OF MONTREAL	
YR2008825	2013/07/24	NO ASSGN RENT GEN		*** COMPLETELY DELETED ***		

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		REMARKS: YR2008824.		1701396 ONTARIO LIMITED	BANK OF MONTREAL	
YR2016480	2013/08/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
		REMARKS: YR1629412.				
YR2866928	2018/08/29	APL CH NAME OWNER		1701396 ONTARIO LIMITED	ALM PROPERTY MANAGEMENT INC.	C
YR2866929	2018/08/29	CHARGE	\$3,000,000	ALM PROPERTY MANAGEMENT INC.	CANADIAN IMPERIAL BANK OF COMMERCE	C
YR2866930	2018/08/29	NO ASSGN RENT GEN		ALM PROPERTY MANAGEMENT INC.	CANADIAN IMPERIAL BANK OF COMMERCE	C
		REMARKS: YR2866929.				
YR2869447	2018/09/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
		REMARKS: YR2008824.				
YR2870065	2018/09/06	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
		REMARKS: YR2008824.				

LAND
REGISTRY
OFFICE #65

03269-0388 (LT)

PAGE 1 OF 2
PREPARED FOR IVald001
ON 2020/10/27 AT 13:09:25

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

PROPERTY DESCRIPTION: PT LTS 57 & 58 PL 3541 VAUGHAN - PTS 2 & 3 65R29189 ; VAUGHAN

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

DIVISION FROM 03269-0055

PIN CREATION DATE:

2006/10/13

OWNERS' NAMES

CAPACITY SHARE

THE REGIONAL MUNICIPALITY OF YORK

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
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**SUBJECT,	ON FIRST REGISTRATION	UNDER THE LAND TITLES ACT,	TO:			
**	SUBSECTION 44(1) OF THE LAND TITLES ACT,	EXCEPT PARAGRAPH 11,	PARAGRAPH 14,	PROVINCIAL SUCCESSION DUTIES *		
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	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.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES:	1999/06/28 **				
65R29189	2006/06/27	PLAN REFERENCE				C
YR868984	2006/08/18	TRANSFER		1513183 ONTARIO INC.	THE REGIONAL MUNICIPALITY OF YORK	C
YR882478	2006/09/15	NOTICE		THE CORPORATION OF THE CITY OF VAUGHAN	1513183 ONTARIO INC. THE REGIONAL MUNICIPALITY OF YORK	C
YR1065155	2007/10/03	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** MGL CONSTRUCTION INC.		
YR1093178	2007/11/28	CERTIFICATE		*** COMPLETELY DELETED *** MGL CONSTRUCTION INC.	BRANCATO CONSTRUCTION CO. LTD. 1513183 ONTARIO INC. THE REGIONAL MUNICIPALITY OF YORK B & M HANDELMAN INVESTMENTS LIMITED FLORDALE HOLDINGS LIMITED SAMARON HOLDINGS INC. LEDMAR INVESTMENTS LIMITED SHARJOD HOLDINGS INC.	

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LAND
REGISTRY
OFFICE #65

03269-0388 (LT)

PAGE 2 OF 2
PREPARED FOR IVald001
ON 2020/10/27 AT 13:09:25

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					SHEILACO INVESTMENTS INC. MAXOREN INVESTMENTS INC. PELTS, ALEXANDRA FOREMOST FINANCIAL CORPORATION	
YR1097175	2007/12/04	CONSTRUCTION LIEN	\$17,384	TR PAVING AND INTERLOCKING INC.		C
YR1101154	2007/12/12	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** ISLINGTON NURSERIES LTD.		
YR1113785	2008/01/16	CERTIFICATE		TR PAVING AND INTERLOCKING INC.		C
YR1152762	2008/04/23	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED ***	ISLINGTON NURSERIES LTD.	
YR1280967	2009/01/28	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED ***	MGL CONSTRUCTION INC.	

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PROPERTY DESCRIPTION:

PART LOT 58, PLAN 3541 DESIGNATED AS PART 2, 65R36351; CITY OF VAUGHAN

PROPERTY REMARKS:

PLANNING ACT CONSENT IN YR2475017.

ESTATE/QUALIFIER:

FEE SIMPLE

LT CONVERSION QUALIFIED

RECENTLY:

DIVISION FROM 03269-0396

PIN CREATION DATE:

2016/06/10

OWNERS' NAMES

ALM PROPERTY MANAGEMENT INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2016/06/10 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.						
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.						
ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1999/06/28 **						
65R18655	1996/08/29	PLAN REFERENCE				C
YR1035623	2007/08/14	TRANSFER	\$510,000	BONVENTRE, ANTONIO BONVENTRE, CATERINA	1740816 ONTARIO LIMITED	C
REMARKS: PLANNING ACT STATEMENTS						
YR2398995	2015/12/03	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 1740816 ONTARIO LIMITED	HOME TRUST COMPANY	
65R36142	2016/01/27	PLAN REFERENCE				C
YR2432411	2016/02/18	APL ANNEX REST COV		1740816 ONTARIO LIMITED		C
REMARKS: NO EXPIRY						
65R36351	2016/04/25	PLAN REFERENCE				C
YR2474661	2016/05/20	APL DELETE REST		1740816 ONTARIO LIMITED		C
REMARKS: YR2432411. DELETES FROM PART 1, PLAN 65R-36351 ONLY						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
YR2494201	2016/06/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** HOME TRUST COMPANY		
		REMARKS: YR2398995.				
YR2872757	2018/09/13	APL CH NAME OWNER		1740816 ONTARIO LIMITED	ALM PROPERTY MANAGEMENT INC.	C