

**From:** [Maurizio Rogato](#)  
**To:** [Adelina Bellisario](#); [daryl.keleher@altusgroup.com](mailto:daryl.keleher@altusgroup.com)  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Re: Correspondence: Black Creek Area Specific Development Charges By-law...  
**Date:** September-14-21 3:21:18 PM

---

Adelina

Hope all is well.

Thanks for confirming.

My letter should still be on record and not replaced.

Thanks

Maurizio

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

Principal  
BLACKTHORN DEVELOPMENT CORP.  
Tel: 416-888-7159  
[www.blackthorncorp.ca](http://www.blackthorncorp.ca)

“This message (and any associated files) is intended only for the use of the individual or entity to which it is addressed. The content of the message is the property of the sender-writer. The message may contain information that is privileged, confidential, subject to copyright and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are notified that any dissemination, distribution, copying, or modification of this message is strictly prohibited. If you have received this message in error, please notify the sender immediately, advising of the error and delete this message without making a copy. (Information related to this email is automatically monitored and recorded and the content may be required to be disclosed by Blackthorn Development Corp. to a third party in certain circumstances). Thank you.”

---

**From:** Adelina Bellisario <[Adelina.Bellisario@vaughan.ca](mailto:Adelina.Bellisario@vaughan.ca)>  
**Sent:** Tuesday, September 14, 2021 3:15:02 PM  
**To:** [daryl.keleher@altusgroup.com](mailto:daryl.keleher@altusgroup.com) <[daryl.keleher@altusgroup.com](mailto:daryl.keleher@altusgroup.com)>  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca) <[Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)>; Maurizio Rogato <[mrogato@blackthorncorp.ca](mailto:mrogato@blackthorncorp.ca)>  
**Subject:** RE: Correspondence: Black Creek Area Specific Development Charges By-law...

Hi Daryl,  
Thank you for your email. Your letter has replaced Maurizio previously submitted attached letter.

**Adelina Bellisario**  
**Council / Committee Administrator**  
905-832-8585, ext. 8698 | [Adelina.Bellisario@vaughan.ca](mailto:Adelina.Bellisario@vaughan.ca)

**City of Vaughan | City Clerk's Office**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



---

**From:** Daryl Keleher <>  
**Sent:** Monday, September 13, 2021 4:22 PM  
**To:** Maurizio Rogato <[mrogato@blackthorncorp.ca](mailto:mrogato@blackthorncorp.ca)>; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Todd Coles <[Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca)>  
**Cc:** Joe Pandolfo [REDACTED]; 'Annibale, Quinto' <[QAnnibale@loonix.com](mailto:QAnnibale@loonix.com)>; Schaefer, Steve <[sschaefer@scsconsultinggroup.com](mailto:sschaefer@scsconsultinggroup.com)>; Koryun Shahbikian <[kshahbikian@schaeffers.com](mailto:kshahbikian@schaeffers.com)>  
**Subject:** [External] RE: Correspondence: Black Creek Area Specific Development Charges By-law...

Hi all,

Further to Maurizio's email below, attached is the letter for circulation ahead of tomorrow's public hearing, replacing the attachment he had included.

Regards,

**Daryl Keleher**, MCIP, RPP  
(He/Him)  
Senior Director, Research, Valuation & Advisory, Economic Consulting  
Altus Expert Services, Altus Group  
[daryl.keleher@altusgroup.com](mailto:daryl.keleher@altusgroup.com) | [www.altusgroup.com](http://www.altusgroup.com)

D: 416.641.9717 | T: 416.641.9500 ext.1306 | M: 416.407.7120  
33 Yonge Street, Suite 500  
Toronto, ON M5E 1G4

---

**From:** Maurizio Rogato <[mrogato@blackthorncorp.ca](mailto:mrogato@blackthorncorp.ca)>  
**Sent:** Monday, September 13, 2021 4:15 PM  
**To:** [clerks@vaughan.ca](mailto:clerks@vaughan.ca); Todd Coles <[Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca)>  
**Cc:** Joe Pandolfo [REDACTED]; 'Annibale, Quinto' <[QAnnibale@loonix.com](mailto:QAnnibale@loonix.com)>; Daryl Keleher <[daryl.keleher@altusgroup.com](mailto:daryl.keleher@altusgroup.com)>; Schaefer, Steve <[sschaefer@scsconsultinggroup.com](mailto:sschaefer@scsconsultinggroup.com)>; Koryun Shahbikian <[kshahbikian@schaeffers.com](mailto:kshahbikian@schaeffers.com)>  
**Subject:** Correspondence: Black Creek Area Specific Development Charges By-law...  
**Importance:** High

**CAUTION:** This email originated from outside this organization. Do not click links or open

attachments unless you can confirm the sender and know the content is safe.

---

John and Todd,

Good afternoon.

Please find attached correspondence from our office regarding the proposed Area Specific Development Charges By-law pertaining to the Vaughan Metropolitan Centre (VMC) and Black Creek Renewal Project.

Please ensure the attached correspondence is circulated to Members of Committee of the Whole ahead of tomorrow's Public Hearing.

Please acknowledge receipt of the attached correspondence.

Your assistance regarding the distribution of the attached comments is greatly appreciated.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Thank you,

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: 416-888-7159

[www.blackthorncorp.ca](http://www.blackthorncorp.ca)

*"This message (and any associated files) is intended only for the use of the individual or entity to which it is addressed. The content of the message is the property of the sender-writer. The message may contain information that is privileged, confidential, subject to copyright and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are notified that any dissemination, distribution, copying, or modification of this message is strictly prohibited. If you have received this message in error, please notify the sender immediately, advising of the error and delete this message without making a copy. (Information related to this email is automatically monitored and recorded and the content may be required to be disclosed by Blackthorn Development Corp. to a third party in certain circumstances). Thank you."*

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.



September 13, 2021

**City of Vaughan**  
Committee of Whole C/O  
Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

**Attention: Mr. Todd Coles, City Clerk**

**RE: Comments: Black Creek Financial Strategy and Area Specific Development Charge By-law**  
7551 & 7601 Jane Street  
City of Vaughan, Region of York

Dear Chair & Members of Committee,

I write on behalf of 785343 Ontario Ltd. & I & M Pandolfo Holdings Inc., being the Registered Owner of lands municipally addressed as 7551 & 7601 Jane Street (*Vaughan City Square*) and located on the east side of Jane Street, south of Highway 7, on the south side of Doughton Road, west of Maplecrete Road and north of the future Interchange Way extension ("*Subject Lands*").

We appreciate the opportunity to continue to provide comments pertaining to the Black Creek Financial Strategy including these additional comments being provided as part of the second Public Hearing regarding the proposed Area Specific Development Charges By-law (*ASDC By-law*).

Firstly, on behalf of our client, we wish to thank Members of Committee and Council for previously deferring the Area Specific Development Charges By-law to permit additional landowner consultation.

However, despite additional consultation over the summer, which has been limited to two (2) brief Meetings with City Staff and the Project Team, we continue to have great concerns with the By-law and the costs included, which are estimated and not accurate.

## **BLACKTHORN DEVELOPMENT CORP.**

**Accordingly, we respectfully request Committee and Council continue to defer passing of an updated Area Specific Development Charges By-law, until such a time as the costs can be verified through Detailed Design and reliable cost analysis, while also permitting for additional consultation through working sessions, which will result in an improved By-law.**

Passing the By-law with its current costs will have significant and negative impacts to our client's existing business (*Banquet Hall*) and the Vaughan Metropolitan Centre (*VMC*).

In addition to this correspondence, Altus Group has prepared a letter, under separate cover, which will be provided to Members of Committee, on behalf of our client and Zen Group being a VMC landowner.

The Altus Group correspondence clearly provides continued concerns with the By-law's estimated costs, which are more than what is required, for the Black Creek improvements and outlines the compounding effects of the By-law's land inclusions, which leads to inflated revenues.

Altus Group had requested additional information, from City Staff, information of which requires additional review and discussion.

Given the importance of such a By-law, allowing additional time to ensure clarity, proper cost analysis, meaningful dialogue and consensus with affected landowners is respectfully requested.

Working together and undertaking landowner working sessions with City Staff and the Project Team will result in a more accurate By-law.

Further, in discussions with City Staff it has been advised no interim solutions for protection of existing businesses will be undertaken as part of the Detailed Design process. Interim solutions are fundamentally important to ensure existing businesses and their operations are not negatively affected during construction.

While our client can advance a solution for its lands, such a solution should be accounted for during the Detailed Design process, as it may result in cost reductions due to the removal of a portion of lands from the floodplain.

Lastly, it is our understanding the city is rightfully pursuing Grant Funding through the Federal Disaster Mitigation Adaptation Fund, together with the participation of the Toronto and Region Conservation Authority (*TRCA*) and other governmental authorities.

Given the aligned efforts of the city and the TRCA, awaiting the outcome of the grant application is prudent, as it may result in appropriate funding for the Black Creek renewal

## **BLACKTHORN DEVELOPMENT CORP.**

project, which in turn will reduce the costs of the By-law and limit the barriers to investment within the VMC.

Our client's existing businesses including the Paradise Banquet and Convention Centre have been operating as a family business since 1976, celebrating a 45<sup>th</sup> anniversary in October.

The founders, Mrs. and Mr. Maria and Italo Pandolfo including the family have a personal attachment to the existing business and family legacy created. As such, it would only be the 'right thing to do' to permit for additional dialogue with affected landowners, like our client, who has actively participated throughout the VMC's evolution as our city's downtown.

Thank you for the opportunity to provide additional comments and it is our expressed hope we can work cooperatively, with the City, to resolve the above noted issues.

We request Notice of Decision, as it relates to the proposed ASDC By-law.

Committee's ongoing attention and support in pursuit of an accurate ASDC By-law is greatly appreciated.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,  
**BLACKTHORN DEVELOPMENT CORP.**

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

Email Copy:

Client  
Mr. Quinto Annibale, Loopstra Nixon LLP  
Mr. Daryl Keleher, Altus Group  
Mr. Steve Schaeffer, SCS Consulting Group Ltd.  
Mr. Koryun Shahbikian, Schaeffers Consulting Engineers