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June 20, 2022

BY EMAIL

The Corporation of The City of Vaughan
Planning Department (Development Planning Division)
2141 Major MacKenzie Drive
Vaughan, ON
L6A 1T1

Attention: Todd Coles

Dear Sirs:

**Re: 2057 Major MacKenzie Drive West, City of Vaughan (the "Lands") OWNED BY
2640174 ONTARIO LIMITED ("2640174")
AND Re: SITE PLAN APPROVAL DEVELOPMENT FILE DA.19.070
AND RE: BLOCK 18 DEVELOPMENT AREA**

Further to my letter to Mark Antoine dated March 24, 2017 dealing with a prior development application for the Lands, we are the solicitors for Fernbrook Homes (Block 18 Gulf) Limited the owner of the property abutting the Lands. Our client's abutting property is Block 64, Plan 65M-4190. Our client is the subdivider of Plan 65M-4190 and entered into a Subdivision Agreement with the City of Vaughan registered as Instrument Number YR1539548. Included in that Subdivision Agreement is Section 21.3.18 which provides that:

"Block 64 on Schedule "A1" shall be developed only in conjunction with the abutting lands immediately located to the west. The City shall not issue a building permit for the said Block on Schedule "A1" until the lands are combined to the satisfactory of the City."


The Lands in the above application owned by 2640174 are the abutting lands located to the west of Block 64, Plan 65M-4190 as mentioned in the above Section of our client's

Subdivision Agreement. Accordingly, our client requires that the City of Vaughan impose a condition of approval for 2640174 that they comply with the provisions of our client's Subdivision Agreement and acquire Block 64, Plan 65M-4190 from our client.

Please acknowledge receipt of this letter and confirm that the City will comply with this obligation.

Yours very truly,

GOLDMAN, SPRING, KICHLER & SANDERS LLP



Sheldon B. Spring

SBS:la

cc: Fernbrook Homes (Block 18 Gulf) Limited