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BARRISTERS AND SOLICITORS

C26
COMMUNICATION
COUNCIL – June 28, 2022
CW (2) - Report No. 30, Item 8

PLEASE REFER TO:
Helen A. Mihailidi (Ext. 277)
Email: hmiailidi@bratty.com
Associate: Alexandria Cuba (Ext. 266)
Email: acuba@bratty.com

Delivered via Email
and Courier

June 20, 2022

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

Attention: Todd Coles

Dear Sir:

**RE: 2057 MAJOR MACKENZIE DRIVE WEST (the "Lands") OWNED BY 2640174
ONTARIO LIMITED (the "Owner")**

AND RE: SITE PLAN APPROVAL DEVELOPMENT FILE DA.19.070

AND RE: BLOCK 18 DEVELOPMENT AREA

We act as solicitors on behalf of the Block 18 Developers Group (the "Block 18 Group") and Block 18 Properties Inc. (the "Trustee") pursuant to the Block 18 Cost Sharing Agreement dated February 14, 2006 (as amended) (the "Block 18 Cost Sharing Agreement"), entered into by the Block 18 Group in respect of the development of lands within the Block 18 Community.

We understand that the Owner of the Lands is proceeding with the development of their lands within the Block 18 development area.

We are writing to advise the City that the subject Lands are within the Block 18 Community development area and will benefit directly from community lands and infrastructure which have been or will be provided, constructed and/or financed by the Block 18 Group pursuant to the terms of the Block 18 Cost Sharing Agreement, as well as various agreements entered into or to be entered into by the Block 18 Group with the City of Vaughan, Region of York, and other applicable authorities.

Accordingly, the Block 18 Group requires that, as a condition of the development of any lands within the Block 18 development area, including the above-referenced Lands, the Owner of such lands must be required to enter into and be a participant in good standing (to be confirmed by the Trustee) under the Block 18 Cost Sharing Agreement, and to bear its fair and equitable share of the costs and burdens related to the community lands and infrastructure from which such lands will benefit. It would otherwise be unjust to permit such owner(s) to benefit from such infrastructure and community use lands provided

or to be provided by the Block 18 Group without such owner(s) having to bear its proportionate share of the costs and burdens related thereto. The Block 18 Group therefore wishes to ensure that the City will enforce the requirement for the Block 18 Cost Sharing Agreement in accordance with policies of its Official Plan, and to this effect requires the City's assistance in requiring all landowners within the Block 18 Community, including without limitation, the owner of the above Lands, to enter into the Block 18 Cost Sharing Agreement in order to ensure that such owner(s) bears its fair and equitable share of the costs and burdens related thereto and to secure the Trustee's clearance prior to registration of any plan(s) of subdivision against such lands.

To this end, we request that the cost sharing condition proposed to be imposed as part of the subject development approval be amended as follows:

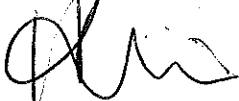
"The Owner shall provide the Development Engineering Department with a clearance letter from the Trustee of the Block 18 Landowners Group, that they have paid their proportional share and satisfied all obligations to the Block 18 Landowners Group for the municipal water, storm and sanitary infrastructure connections on Petticoat Road and Major Mackenzie Drive, to the satisfaction of the City of Vaughan Development Engineering Department, as well as other community use lands and costs for community lands, works, services and infrastructure provided by the Block 18 Landowners Group under the Block 18 Cost Sharing Agreement."

We look forward to receiving the City's confirmation in respect of the foregoing.

In addition, if this is not already in effect, we hereby formally request notification of any future application or other action or procedure and/or any proposed zoning by-law amendment and/or any proposed decision of the City with respect to the proposed development or re-development of any lands within the Block 18 Community.

Should you have any questions or concerns, please feel free to contact the writer.

Yours truly,
BRATTYS LLP



Helen A. Mihailidi
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