

February 24, 2023

By E-Mail Only to *clerks@vaughan.ca*

Mayor and Members of Council
City of Vaughan
c/o Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Dear Mayor and Members of Council:

**Re: Applications by Intergreen Development (BT) Inc. ("Intergreen")
Official Plan Amendment File OP.22.014
Zoning By-law Amendment File Z.22.035
Draft Plan of Subdivision File #: 19T-22V010
VMC West Core Services Cost Sharing Agreement
City of Vaughan**

I act on behalf of VMC West Trustee Inc. (the "**Trustee**"), the trustee established to implement infrastructure cost sharing arrangements between land developers for the western quadrants of the Vaughan Metropolitan Centre ("**VMC West**").

In 2019, the majority landowner in VMC West, 2748355 Canada Inc. ("**274**"), entered into a pre-servicing arrangement with the City of Vaughan (the "**City**") to front-end finance and construct Phase 1 of the VMC West Interchange Sanitary Sewer Improvements located south of Highway 7. The VMC West Interchange Sanitary Sewer Improvements will service the drainage area for the entirety of the VMC West area and are a key piece of municipal infrastructure needed to facilitate any residential or commercial redevelopment within VMC West.

The Trustee, 274, and the City have now entered into a Spine Servicing Agreement to deal with the front-end financing and construction obligations for the VMC West Interchange Sanitary Sewer Improvements. Furthermore, a cost sharing agreement to share the burdens associated with the Spine Servicing Agreement between developers within the VMC West area (the "**VMC West Cost Sharing Agreement**") has been executed between 274 and other developers in VMC West. Both agreements are intended to implement the requirements of the VMC Secondary Plan for the construction and cost sharing of the VMC West Interchange Sanitary Sewer Improvements.

Consistent with conditions of approval of other developments in the VMC West area, **we ask that the City include a condition of final approval of Draft Plan of Subdivision 19T-22V010**

requiring Intergreen become a party in good standing to the VMC West Cost Sharing Agreement and obtain a clearance letter from the Trustee.

Please do not hesitate the undersigned should you have any questions.

Yours truly,
DAVIES HOWE LLP



Daniel H. Steinberg

Copy: J. McNeeley, Legal Counsel, City of Vaughan
J. Claggett, 2748355 Canada Inc.
S. Albanese, IBI Group