

C9
COMMUNICATION
COUNCIL – September 26, 2023
CW (PM) - Report No. 33, Items 1

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] 55, 99, 100, and 111 Line Drive (vicinity of Line Drive and Langstaff Road) - Zoning By-Law Amendment File Z.23.011 re: Block 59 West Land Owners Group Inc.
Date: September-21-23 1:03:44 PM
Attachments: [COMMUNICATIONS.pdf](#)
Importance: High

From: Ryan Virtanen <RVirtanen@KLMPPlanning.com>
Sent: Thursday, September 21, 2023 12:05 PM
To: Casandra Krysko <Casandra.Krysko@vaughan.ca>
Cc: Clerks@vaughan.ca; Mark Antoine <Mark.Antoine@vaughan.ca>
Subject: [External] 55, 99, 100, and 111 Line Drive (vicinity of Line Drive and Langstaff Road) - Zoning By-Law Amendment File Z.23.011 re: Block 59 West Land Owners Group Inc.
Importance: High

Hello Casandra and Mark,

On behalf of my client, Block 59 West Land Owners Group Inc. (the “Block 59W LOG”) and further to the attached correspondence for their Trustee; the purpose of this email is to ensure that the approval of the above noted development applications is subject to a condition requiring confirmation from the (Block 59W LOG) Trustee indicating that the developer is in good standing from a cost sharing perspective. The subject lands were non-participants in the Block 59 LOG and as such a condition is requested that the owner of such lands must be required to bear its share of the costs and burdens from which the lands will benefit, to be confirmed by the (Block 59W LOG) Trustee. Please confirm that the City is agreeable to this request.

Please also accept this as a formal request to be notified of any future statutory meetings and applications on these lands.

Should you have any questions, please do not hesitate to contact me.

Best regards,

Ryan Virtanen BES, MCIP, RPP

PARTNER

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KLM PLANNING PARTNERS INC.

Planning | Design | Development

64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3

T 905.669.4055 (ext. 238) C 416-576-1500 F 905.669.0097 E rvirtanen@klmplanning.com

 Please consider the environment before printing this email

Please note that I am working remotely due to the COVID-19 pandemic and can be reached by email and my mobile phone at 416-576-1500.



Communication C11.
Item No. 1
Committee of the Whole
(Public Meeting)
September 12, 2023

PLEASE REFER TO:
Helen Mihailidi (Ext: 277)
Email: hmihailidi@bratty.com
Assistant: Alexandria Cuba (Ext. 266)
Email: acuba@bratty.com

September 11, 2023

DELIVERED VIA EMAIL AND REGULAR MAIL

The Corporation of the City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Nancy Tuckett, Director of Development Planning

Dear Madam:

RE: COSTCO WHOLESALE CORPORATION
AND RE: 55, 99, 100, and 111 Line Drive (vicinity of Line Drive and Langstaff Road) – Zoning
By-Law Amendment File Z.23.011
AND RE: BLOCK 59 WEST LANDOWNERS GROUP INC.

We act on behalf of Block 59 West Landowners Group Inc., being the Trustee acting on behalf of the Block 59 West Landowners Group (the "Block 59W LOG") within the Block 59 West Development Area, which is located within the larger Block 59 Development Area in the City of Vaughan.

We are writing to advise the City that the above-referenced lands are within the Block 59 development area and will benefit directly from overall planning and related work and costs which have been provided, and/or financed by the Block 59W LOG.

Accordingly, the Block 59W LOG requires that, as a condition of the development of any lands within the Block 59 Development Area, including the above-referenced lands, the owner of such lands must be required to bear its share of the costs and burdens from which such lands will benefit, as per the above, to be confirmed by the Block 59W LOG Trustee. It would otherwise be unjust to permit such owner(s) to benefit from such costs and other matters provided or to be provided by the Block 59W LOG without such owner(s) having to bear its proportionate share of the costs and burdens related thereto. The Block 59W LOG therefore requires the City's assistance in requiring all landowners within the Block 59 Development Area to satisfy its obligations with respect to such overall Block 59 costs, in order to ensure that such owner(s) bears its share of the costs and burdens related thereto and to secure the Block 59W Trustee's clearance prior to proceeding with the development of its lands.

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

In addition, 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 overall Block 59 Development Area.

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

Yours truly,
BRATTYS LLP


Helen A. Mihailidi
HAM/ac