

January 19, 2021

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

Office of the City Clerk  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A1T1

*Attention: Todd Coles, City Clerk*

Dear Mr. Coles:

**Re: Committee of the Whole Meeting January 19, 2021  
Addendum Agenda Items 6.9, 6.10 and 6.11  
Anatolia Capital Corp. Zoning by-law Amendment Files Z.18.025, Z.18.026  
and Z.18.027 and Site Development Files DA.18.065, DA.18.066 and  
DA.18.067 (the “Applications”)**

We are writing on behalf of ZZEN Group, Hunter Fifty Investments Limited, Line Drive East Investments Limited and the Block 57/58 West Landowner Group (our “Clients”) to withdraw our Clients’ deputation request in connection with the above-mentioned matters.

Our Clients have instructed us to withdraw the deputation on their understanding of the following which has been confirmed to them by the City:

1. That staff has recommended to Committee of the Whole and Council that all references to the Block 59 Landowners Group, Block 59 Landowners Group Inc. and/or Block 59 Developer’s Group be deleted and replaced with Block 59 West Landowners or Block 59 West Landowners Group or Block 59 West Landowners Group Inc. (collectively “Block 59 West Landowners”), as applicable in all recommendations and Attachments to the Applications. For clarity, any and all of the development obligations related to the Applications shall be the obligations of the Applicant or the Block 59 West Landowners.
2. That staff has recommended to Committee of the Whole and Council that Attachments 7 to File Nos. Z.18.025 and Z.18.027 and DA.18.065 and DA 18.067 and Attachment 8 to File Nos. Z.18.026 and DA.18.066 be deleted.
3. That staff has recommended to the Committee of the Whole and Council that the holding by-laws for the lands identified as Phase 2 in each of the Applications be

**COMMUNICATION – C1  
Council – January 26, 2021  
Committee of the Whole  
Report No. 1, Items 9, 10, 11**

subject to the following additional condition: “until a complete servicing strategy is developed to the satisfaction of the City that will have no negative impact on the Blocks 57/58”.

4. Sanitary capacity has been identified for lands in Block 59 West and Block 59 East and lands in Block 58 East.
5. All costs in relation to the sanitary servicing system of the lands subject to the Applications and other lands in Block 59 West will be entirely borne by the Block 59 West Landowners and there will be no negative impact or financial obligation on Block 58 East and Block 59 East in relation to the sanitary servicing system.
6. Staff is in agreement that Street L could be removed from Block 59 East, provided a favourable Traffic Impact Study is submitted by Hunter Fifty Investments Limited and Line Drive East Investments Limited justifying the deletion of Street L connecting Line Drive to Highway 27.

Should Council not approve the recommendations set out above as contained in a memo from the City’s Deputy City Manager Infrastructure Development dated December 15, 2020, my clients reserve the right to further object to or appeal the Applications.

Please do not hesitate to contact me should you have any questions.

Yours sincerely,  
**DAVIES HOWE LLP**



Susan Rosenthal  
Professional Corporation

copy: ZZEN Group  
Hunter Fifty Investments Limited  
Line Drive East Investments Limited  
Block 57/58 West Landowner Group