

C19
COMMUNICATION
COUNCIL – September 27, 2021
CW (PM)- Report No. 41, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Block 40/47 Developers Group Cost Sharing Agreement - 3911 Teston Road Inc.
Date: September-20-21 10:31:16 AM
Attachments: [image071213.png](#)
[Letter to the City of Vaughan Re CSA - September 17, 2021 \(01802482xCDE1C\).pdf](#)

From: Grace O'Brien <graceo@davieshowe.com>
Sent: Friday, September 17, 2021 3:33 PM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Cc: stephanie.ferrelra@vaughan.ca; Daniel Steinberg <DanielS@davieshowe.com>; 'Mustafa Ghassan' <mustafag@deltaurban.com>; 'Nick Zeibots (nzeibots@scsconsultinggroup.com) (nzeibots@scsconsultinggroup.com)' <nzeibots@scsconsultinggroup.com>
Subject: [External] Block 40/47 Developers Group Cost Sharing Agreement - 3911 Teston Road Inc.

Good afternoon,

Please see the attached correspondence from Daniel Steinberg, addressed to Haiqing Xu, Deputy City Manager – Planning and Growth Management.

Kindly confirm receipt.

Thank you,

Grace O'Brien

Articling Student



Davies Howe LLP
The Tenth Floor, 425 Adelaide Street West
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September 17, 2021

By E-Mail to developmentplanning@vaughan.ca and clerks@vaughan.ca

Haiqing Xu
Deputy City Manager
Planning and Growth Management
Vaughan City Hall
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Dear Mr. Xu:

**Re: 3911 Teston Road Inc. (“3911 Teston”)
City of Vaughan (the “City”)
Applications for Draft Plan of Subdivision, Official Plan Amendment and
Zoning by-law Amendment (the “Applications”)
File Numbers: 19T-21V002, OP.21.005 and Z.21.008
Committee of the Whole (Public Meeting) Report
Block 40/47 Developers Group Cost Sharing Agreement**

I am writing in the firm’s capacity as the Trustee named in the Block 40/47 Developers Group Cost Sharing Agreement (the “**CSA**”) among the majority owners of land in the Block 40/47 area of the City.

We have been provided with the Committee of the Whole (Public Meeting) Report dated September 14, 2021, regarding the above noted Applications.

In accordance with the policies in the Block 40/47 Secondary Plan, the City requires each landowner in the Block 40/47 planning area to become a party in good standing to the CSA as a condition of development approval. We wish to advise that 3911 Teston is currently not a party to the CSA.

We therefore request that the approval of the Applications be subject to the following condition:

The developer must enter into the Block 40/47 Developers Group Cost Sharing Agreement (which addresses the common costs for development of the Block 40/47 planning area) and must provide the City with written acknowledgement from the Trustee appointed pursuant to the Block 40/47 Developers Group Cost Sharing Agreement that it has executed the agreement and has delivered the deeds or

made the payments required therein, and that the Plan of Subdivision may proceed to registration.

Please ensure that we are provided with notice of any reports, memorandums, meetings, or hearings regarding the 3911 Teston lands or its development.

Do not hesitate to contact me if you have any questions or concerns.

Yours truly,
DAVIES HOWE LLP



Daniel H. Steinberg

DHS:GO

copy: Stephanie Ferreira, Executive Assistant to Hainqing XU, stephanie.ferreira@vaughan.ca
Rebecca Roach, City of Vaughan
Mustafa Ghassan, Delta Urban Inc., mustafag@deltaurban.com
Nick Zeibots, SCS Consulting Group Limited, nzeibots@scsconsultinggroup.com
Block 40/47 Developers Group