

**C123**  
**COMMUNICATION**  
**COUNCIL – October 20, 2021**  
**CW (2)- Report No. 46, Item 10**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: Block 40/47 Developers Group Cost Sharing Agreement - Vaughan Baptist Church  
**Date:** October-18-21 11:39:57 AM  
**Attachments:** [image908424.png](#)  
[Letter to the City of Vaughan Re CSA - October 18, 2021 \(01818646xCDE1C\).pdf](#)

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**From:** Grace O'Brien <graceo@davieshowe.com>  
**Sent:** Monday, October 18, 2021 11:33 AM  
**To:** Stephanie Ferreira <Stephanie.Ferreira@vaughan.ca>; DevelopmentPlanning@vaughan.ca;  
Clerks@vaughan.ca  
**Cc:** Daniel Steinberg <DanielS@davieshowe.com>  
**Subject:** [External] Block 40/47 Developers Group Cost Sharing Agreement - Vaughan Baptist Church

Good afternoon,

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

Kindly confirm receipt.

Thank you,

**Grace O'Brien**

Associate

Cell: [705.773.9108](tel:705.773.9108)



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The Tenth Floor, 425 Adelaide Street West  
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October 18, 2021

**By E-Mail to [developmentplanning@vaughan.ca](mailto:developmentplanning@vaughan.ca) and [clerks@vaughan.ca](mailto: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: Vaughan Baptist Church (the “Applicant”)  
Part of Lot 25, Concession 6 (the “Subject Lands”)  
City of Vaughan (the “City”)  
Site Development Application (the “Application”)  
File Number: DA.20.032  
Committee of the Whole (2) 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 (2) Report dated October 13, 2021, regarding the above noted Application.

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 the Applicant is currently not a party to the CSA.

We therefore request that the approval of the Application 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 Site Plan Agreement may be executed.*

Please ensure that we are provided with notice of any reports, memorandums, meetings, or hearings regarding the Subject Lands.

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 Haiqing Xu, [stephanie.ferreira@vaughan.ca](mailto:stephanie.ferreira@vaughan.ca)  
Jennifer Kim, City of Vaughan Development Planning Department  
Mustafa Ghassan, Delta Urban Inc., [mustafag@deltaurban.com](mailto:mustafag@deltaurban.com)  
Nick Zeibots, SCS Consulting Group Limited, [nzeibots@scsconsultinggroup.com](mailto:nzeibots@scsconsultinggroup.com)  
Block 40/47 Developers Group