



# LOOPSTRA NIXON LLP

WARRINGTON AND ASSOCIATES

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June 17, 2014

**By E-Mail**

Mayor Maurizio Bevilacqua and Members of Council  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

C	2
Item #	22
Report No.	30 (cw)
Council - June 24/14	

Dear Mayor and Members of Council:

**Re: DRAFT PLAN OF SUBDIVISION FILE 19T-13V006 P.2013.47  
1834371 ONTARIO INC.  
WARD 4 - VICINITY OF REGIONAL ROAD 7 AND MAPLECRETE ROAD**

As you may be aware, I am the solicitor for Royal 7 Developments Ltd., the owners and developers of Expo City, located at 2900 Highway 7 West in the City of Vaughan.

I understand that Vaughan Committee of the whole will be considering a report today from the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning which recommends that Official Plan Amendment File OP.12.010 and Zoning By-law Amendment File Z.12.025 be approved.

On November 25, 2013, I wrote a letter to the City (enclosed herewith for your convenience) which advised that:

- My client oversized a 600 mm concrete pressure pipe water main located under Highway 7, connecting to the existing 750mm concrete pressure pipe water main on Highway 7. This water main will benefit the Expo City site, as well accommodate future development to the west of my client's lands, and the 1834371 Ontario Inc. Lands across Highway 7;
- My client front ended the cost of constructing a 400mm water main which will cross Highway 7 from the 600mm concrete pressure pipe water main to Maplecrete Drive on the south side of Highway 7. This water main will initially feed the existing 150 mm water main which will be upgraded or reconstructed



in the future. This 400mm water main will only benefit the future development of lands on the south side of Highway 7, including the 1834371 Ontario Lands;

- My client agreed to do this oversizing and front ending, as long as there was agreement to a cost recovery mechanism for the full recovery of the cost of the 400mm water main from 1834371 Ontario Inc. and proportional cost sharing of the 600mm water main cost of these services from future developments, including the 1834371 Ontario Inc. Lands; and,
- My client requires that a specific condition of approval be included which would require 1834371 Ontario Inc. to reimburse my client for its share for the cost of the foregoing.

At the time of the submission of the aforesaid letter, I was advised that this matter would be dealt with in a future report to Council. I have reviewed the Recommendation of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning and I note that this matter is not addressed therein.

Please accept this letter as my client's second request that, should Council approve the applications, a specific condition be included in the said approval which would require 1834371 Ontario Inc. to reimburse my client for its share of the cost of the services noted above. It would be satisfactory if such a requirement were included either as a further condition of removing the Holding Symbol "(H)" or if it were incorporated into the official plan amendment. If council fails to take this action, I will have no choice but to appeal Council's decision.

In my previous letter I also requested that I be added to the distribution list for the 184371 Ontario Inc. lands applications and to receive notifications of any further dealings respecting these applications. Despite this, I was not provided with notice of the Recommendation going to Council today. Please take the necessary steps to ensure that I receive notifications of any further dealings with these applications. Also, please copy any correspondence sent to me to my colleague Steven C. Ferri (sferri@loonix.com).

Should you have any questions with respect to the foregoing, please do not hesitate to contact the undersigned.

Yours truly,

LOOPSTRANIXON LLP

Per:

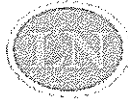
for

Quinto M. Annibale

QMA/scf



cc 1834371 Ontario Inc.  
cc City Clerk  
cc City Solicitor  
cc Commissioner of Planning  
cc Engineering Department  
- Andrew Pearce  
- Stephen Lue  
- Tyson Wright



# LOOPSTRA NIXON LLP

BARRISTERS AND SOLICITORS

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November 25, 2013

**By E-Mail**

Mayor Maurizio Bevilacqua and Members of Council  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Dear Mayor and Members of Council:

**Re: DRAFT PLAN OF SUBDIVISION FILE 19T-13V006 P.2013.47  
1834371 ONTARIO INC.  
WARD 4 - VICINITY OF REGIONAL ROAD 7 AND MAPLECRETE ROAD**

I am the solicitor for Royal 7 Developments Ltd., the owners and developers of the project located at 2900 Highway 7 West in the City of Vaughan, known as Expo City. Expo City is the first major residential development in the Vaughan Metropolitan Centre and it is currently under construction.

I understand that Vaughan Committee of the whole will be considering a report from the Commissioner of Planning and Director of Development Planning tomorrow which deals with the above noted development application (the "1834371 Ontario Inc. Lands"). The development application under consideration is located across Highway 7 in close proximity to my client's lands.

In order to accommodate for the development of the 1834371 Ontario Inc. Lands, (and others in future), my client was requested by Engineering Services to oversize a 600 mm concrete pressure pipe water main to be located under Highway 7, connecting to the existing 750mm concrete pressure pipe water main on Highway 7. This water main will benefit the Expo City site, as well as future development to the west of my client's lands, and the 1834371 Ontario Inc. Lands across Highway 7.



As well, my client was required to front end the cost of constructing a 400mm water main which will cross Highway 7 from the 600mm concrete pressure pipe to Maplecrete Drive on the south side of Highway 7. This water main will initially feed the existing 150 mm water main which will be upgraded or reconstructed in the future. This 400mm water main will only benefit the future development of lands on the south side of Highway 7, including the 1834371 Ontario Lands. My client agreed to do this oversizing and front ending, as long as there was agreement to a cost recovery mechanism for the full recovery of the cost of the 400mm water main from 1834371 Ontario Inc. and proportional cost sharing of the 600mm water main cost of these services from future developments, including the 1834371 Ontario Inc. Lands.

I note from the staff report that in its preliminary review staff have identified "Cost Sharing/Development Agreement(s)" (f) and "Site Servicing" (h) as issues that still need to be addressed. While I would have preferred to see a specific requirement that dealt with our specific cost recovery requirements, I understand from staff that this will be dealt with in a future report to Council. Please accept this letter as my client's notification that should council approve this application, my client would like to see a specific condition of draft plan approval included in the said approval which would see this owner reimburse my client for its share for the cost of these services.

Should you have any questions with respect to the foregoing, please do not hesitate to contact the undersigned. I would appreciate being added to the distribution list for the 184371 Ontario Inc. Lands application and receiving notifications of any further dealings with this application.

Yours truly,

LOOPSTRA NIXON LLP

Per: 

Quinto M. Annibale

QMA/rs

cc 1834371 Ontario Inc.  
cc City Clerk  
cc City Solicitor  
cc Commissioner of Planning  
cc Engineering Department  
- Andrew Pearce  
- Stephen Lue  
- Tyson Wright