



BRATTYS ^{LLP}
BARRISTERS AND SOLICITORS

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**Delivered via Email
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May 28, 2015

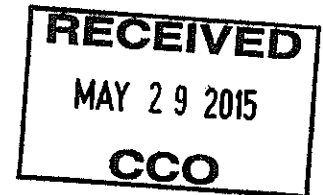
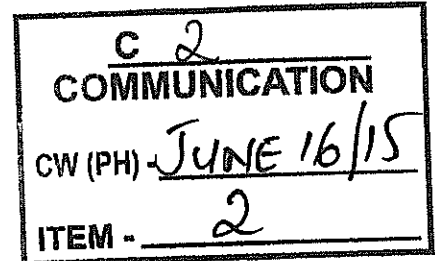
The Corporation of The City of Vaughan
Planning Department (Development Planning Division)
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Mark Antoine, Planner

Dear Sir:

**RE: NORSTAR GROUP OF COMPANIES
1176 RUTHERFORD ROAD (NE Corner of Rutherford and Dufferin)
CITY FILE NOS. Z15.023 & DA.15.022**

AND RE: BLOCK 11 DEVELOPMENT AREA



We act as solicitors on behalf of the Block 11 Developers Group (the "Block 11 Group") and Block 11 Properties Inc. (the "Trustee") pursuant to the Block 11 Cost Sharing Agreement dated July 14, 2005 (the "Block 11 Cost Sharing Agreement"), entered into by the Block 11 Group in respect of the development of lands within the Block 11 Community.

We understand that the above-referenced owner is proceeding with the development of their lands within the Block 11 development area.

We are writing to advise the City that the subject lands are within the Block 11 Community development area and will benefit directly from community lands and infrastructure which have been or will be provided, constructed and/or financed by the Block 11 Group pursuant to the terms of the Block 11 Cost Sharing Agreement, as well as various agreements entered into or to be entered into by the Block 11 Group with the City of Vaughan, Region of York, and other applicable authorities.

Accordingly, the Block 11 Group requires that, as a condition of the development of any lands within the Block 11 development area, including the above-referenced lands, the owner of such lands must be required to enter into and be a participant in good standing (to be confirmed by the Trustee) under the Block 11 Cost Sharing Agreement, and to bear its fair and equitable share of the costs and burdens related to the community lands and infrastructure from which such lands will benefit. It would otherwise be unjust to permit such owner(s) to benefit from such infrastructure and community use lands provided or to be provided by the Block 11 Group without such owner(s) having to bear its proportionate share of

the costs and burdens related thereto. The Block 11 Group therefore requires the City's assistance in requiring all landowners within the Block 11 Community, including without limitation, Norstar Group of Companies, to enter into the Block 11 Cost Sharing Agreement in order to ensure that such owner(s) bears its fair and equitable share of the costs and burdens related thereto and to secure the Trustee's clearance prior to registration of any plan(s) of subdivision against such 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 Block 11 Community.

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

Yours truly,

BRATTYS LLP



Helen A. Mihailidi

HAM/klw

cc: Block 11 Landowners