

From: Sutherland, Roberta [<mailto:RSutherland@loonix.com>]

Sent: Monday, November 25, 2013 12:31 PM

To: Abrams, Jeffrey

Cc: Storto, Claudia; MacKenzie, John; Pearce, Andrew; Lue, Stephen; Wright, Tyson

Subject: Draft Plan of Subdivision File 19T-13V006 P.2013.47; 1834371 Ontario Inc.; Ward 4 - Vicinity of Regional Road 7 and Maplecrete Road

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COMMUNICATION	
CW (PH) -	Nov. 26/13
ITEM -	4

Please find attached correspondence from Mr. Annibale dated November 25, 2013.

Thank you,

Roberta Sutherland

Assistant to Quinto M. Annibale,
Mark Joblin and Steven Ferri

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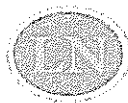
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BARRISTERS AND SOLICITORS

Quinto M. Annibale*

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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 184371 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:

A handwritten signature in black ink.

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