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December 9, 2019

VIA EMAIL (mpettit@markham.ca; kkitteringham@markham.ca)

Mayor and Members of Council
c/o Deputy City Clerk
City of Markham
Markham Civic Centre
101 Town Centre Boulevard
Markham ON L3R 9W3

Dear Mayor and Councillors:

**Re: The Ladies Golf Club of Toronto
Applications by 2526574 Ontario Limited (Tridel) for Official Plan and Zoning
By-law Amendments and Site Plan Approval to permit a 12-storey residential
building and a 14-storey residential building on the southeast side of Royal
Orchard, west of Bayview Avenue (7859 Yonge Street)
City of Markham File Numbers OP/ZA 18 171600 and SPC 18 256868
Item 9.1, Development Services Committee Meeting (November 25th, 2019)
Response to Letter dated December 5th, 2019 from Goodmans LLP**

Please be advised that I am the Vice President of Development for Tridel Corporation, which represents the applicant with respect to the above-noted Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval applications.

I was in attendance and addressed the Development Services Committee at its meeting on November 25th, 2019 with respect to the above-noted recommendation report.

We are now in receipt of a letter dated December 5th, 2019 from Goodmans LLP with respect to the recommendation report and the final recommendations that were ultimately adopted by the Development Services Committee with respect to these applications.

I would note that the owner of the Shouldice Hospital is coming in at the 11th hour with respect to their submissions and representations. At no point prior has the owner of this site, or any of its representatives, approached us with any concerns respecting our development applications, including any concerns about improving area traffic circulation or any necessary area road improvements.

At the Development Services Committee meeting, Tridel did agree to provide any **necessary** contribution toward traffic control improvements on Royal Orchard Boulevard and Bayview Avenue. Tridel remains committed to addressing this matter and we anticipate this matter can be

finalized as part of the site plan approval process for our project. It should also be noted that our transportation consultant, WSP, is of the opinion that no further traffic control improvements on Royal Orchard Boulevard and Bayview Avenue are required as a result of our proposed development. This opinion has been confirmed by both the City of Markham and Region of York Transportation staff.

Once again, we note that the owner of the Shouldice Hospital site has never previously raised any concerns regarding our development applications, nor made any claims for any necessary area road improvements resulting from our proposed development applications. Also, we have never agreed to make a financial contribution towards area road improvements.

More importantly, we did not agree to share in the costs of the possible future extension of Royal Orchard Boulevard to the existing Green Lane traffic signal. In particular, we are concerned that the owner of the Shouldice Hospital is now attempting to secure financial contributions from Tridel to address area road improvements which we believe would be required as part of the redevelopment of the Shouldice Hospital site.

For the reasons outlined above, we strongly disagree to amending Recommendation #11 of the Development Services Committee to include a financial contribution towards area road improvements, nor do we agree that it is necessary to amend Clause 4a of the proposed Zoning By-law Amendment to add a holding provision requirement for the owner entering into an agreement with the City of Markham to make a financial contribution towards area road improvements.

I will be in attendance at the City Council meeting on December 10th, 2019 in order to address this matter and any other concerns that City Council may have with respect to the above-noted development applications.

If you have any questions regarding the above, please do not hesitate to contact me at mmesty@tridel.com and/or 416.645.4740.

Yours Truly,

TRIDEL



Michael Mestyan

Vice President, Development Planning

cc: Rick Cefaratti, Senior Planner, West District, Markham
Jason Park, Devine Park LLP