

November 22, 2020

Mayor and Members Development Services Committee
c/o City Clerk
City of Markham
Markham Civic Centre
101 Town Centre Boulevard
L3R 9W3

Dear Mayor and Member of Development Services Committee,

**Re: November 23, 2020 Development Services Committee, Agenda Item NO. 10.2
Authority to Provide Development Charge Credits and/or Reimbursements to
Lindwide Developments (Cornell) Limited for Construction of Infrastructure on the
City's Behalf (Ward 5) (7.11, 5.0)**

This letter relates to the Staff recommendation report submitted to the November 23, 2020 Development Services Committee (Agenda Item No. 10.2) in respect of Development Charge Credits. Lindwide generally supports the staff recommendations made in this report, but disputes the underlying land value used to value the property component identified in the current DC background study.

Although the report recommends approval of Development Charge Credits equal to the amounts carried and remaining available as listed in the 2017 DC Background Study, it also confirms that the amount remaining for property acquisition in respect of roads with a Right-of-Way width exceeding 23m is not adequate to fund the current estimated cost of the Lindwide property. This inadequacy relates to the value of land and not to the area of land. Land values have increased since the time when the 2017 background study was completed and today's land values are considerably higher.

To address the shortfall, Lindwide is seeking a Development Services Committee resolution that amends the Staff report to permit Lindwide and Staff to negotiate a mutually satisfactory land value which can then be included in the next DC background study. This would allow Lindwide to recover the balance of the DC credit (i.e. the shortfall) when the new DC bylaw is enacted.

Thank you Mayor and Committee Members for your consideration of our request. We hope you'll agree and adopt the resolution that amends the Staff report to address the shortfall mentioned hereinabove.

Yours Truly,

Lindwide Developments (Cornell) limited

Per:



Frank Palombi, P. Eng.

Cc: Mr. Arvin Prasad, Commissioner, Development
Mr. Brian Lee, P. Eng., Director of Engineering