

December 5, 2019

Our File No.: 191318

BY EMAIL (mpettit@markham.ca)

Mayor and Members of Council
c/o Deputy City Clerk
City of Markham
Markham Civic Center
101 Town Centre Blvd.
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 Blvd., west of Bayview Avenue (7859 Yonge Street) - Item 9.1, Development Services Committee Meeting (November 25, 2019)

We are solicitors for 7750 Bayview Avenue Limited Partnership, the owner of the Shouldice Hospital site at 7750 Bayview Avenue, located to the immediate south of the Ladies' Golf Club of Toronto.

Our client has no objection to the residential development proposed by the above-noted applications for the Ladies' Golf Club site. The purpose of this letter is to express our client's support for a condition of approval that would require the applicant to make a financial contribution towards area road improvements. Our client's support for this is based on the following:

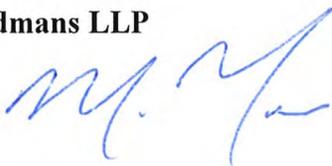
- At the Development Services Committee (DSC) meeting of November 25, there was an indication that the applicant had offered to fund the installation of a new traffic signal at Royal Orchard Boulevard and Bayview Avenue, to improve area traffic circulation, particularly with respect to traffic turning southbound on to Bayview Avenue from Royal Orchard Boulevard.
- At the DSC meeting, there was also an indication that the Region has concluded that the installation of a new traffic signal at this location is not warranted at this time, and there was discussion about other alternatives for improving area traffic circulation. This is reflected in the minutes of the DSC meeting, which indicate that the Committee discussed "securing contributions from the applicant toward traffic control improvements on Royal Orchard Boulevard and Bayview Avenue".

- Our client supports a financial contribution by the applicant toward area road improvements being secured as a condition of approval of the above-noted applications. The contribution could be used for the installation of a new traffic signal at Royal Orchard Boulevard and Bayview Avenue (if agreed to by the Region in the future), or alternatively it could be used to share in the costs of the possible future extension of Royal Orchard Boulevard to the existing Green Lane traffic signal.
- In pre-application discussions relating to the future redevelopment of our client's lands, both City staff and Regional staff have commented that there may be a desire to extend Royal Orchard Boulevard through the Shouldice site to connect with Green Lane.
- The securing of a financial contribution from this applicant toward area road improvements, on the basis set forth above, could be secured as follows:
 - (i) by amending Recommendation 11 of the Development Services Committee as follows (with amendments underlined): "11. That Council authorizes the City to enter into an agreement with the developer, to share the costs associated with municipal service upgrades required along Royal Orchard Boulevard and to make a financial contribution towards area road improvements, to accommodate the development of the Subject Lands for high rise residential condominium buildings, to the satisfaction of the CAO and the City Solicitor."; and
 - (ii) by amending Clause 4(a) of the proposed Zoning By-law Amendment as follows: "(a) That the owner enters into an agreement with the City of Markham to provide upgrades to the municipal services along Royal Orchard Boulevard and to make a financial contribution towards area road improvements, to accommodate the proposed high rise residential development on the Subject Lands."

Please provide us with notice of any future public meetings scheduled to consider the above-noted applications, and please also provide us with notice of City Council's decision and the passing of any by-laws in respect of the above-noted applications.

Yours very truly,

Goodmans LLP



Mark Noskiewicz

MRN/nb

7010174.6